

**ARCHITECTURE DEPARTMENT**

**CHINESE UNIVERSITY OF HONG KONG**

**MASTER OF ARCHITECTURE PROGRAMME**

**2007-2008**

**DESIGN REPORT**



**BOUNDARY BETWEEN HOME AND WORK**

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May 2008



# Boundary Between Home and Work

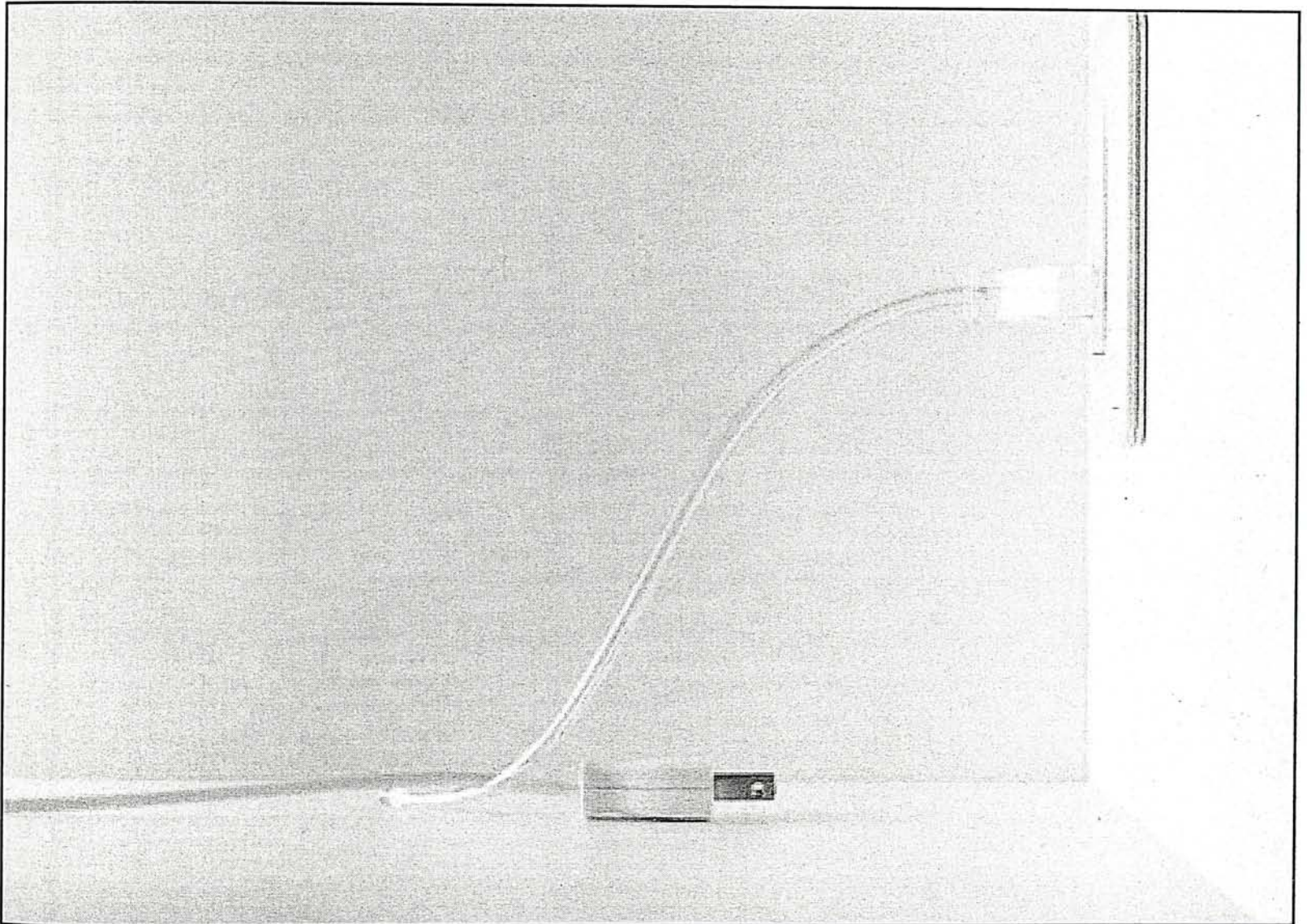
ARC 6310 Architectural Theory and Criticism

Chan Mei Lin

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MArch2

2007-2008



[http://www.muji.net/award/01/eng\\_results.html](http://www.muji.net/award/01/eng_results.html)

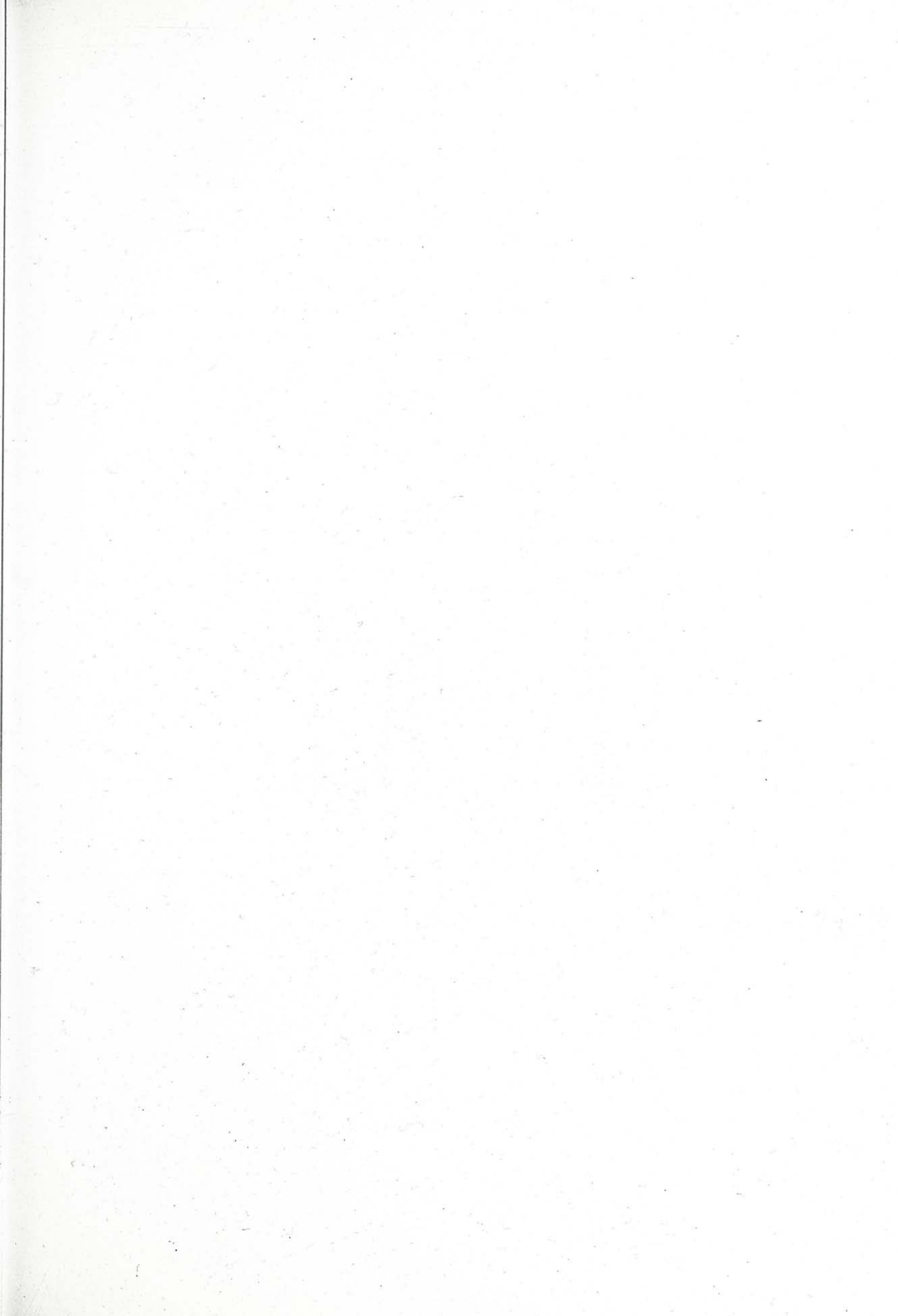
Gold Prize of MUJI AWARD 01

A cast-off skin

Yoh Komiyama (Japan)







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# 1. Synopsis

The computer technology advanced our society in different aspects of life, most importantly, the working aspect and the living aspect is influenced to blur each other. Resulted from the idea of efficiency and productivity after the industrial revolution, serviced offices dealing with large amount of administrative and paper work segmented work and home. The boundary is clear in the form of location, time period and mentality. However, once entering into the knowledge society, where individual can transform the world using his own computer with wires at home, the boundary blurs. New workgroups, such as mobile workers and homeworkers arises which demonstrated the increase in mobility of workers. The mobility of workers is greatly increased while the motivation of being mobilized is decreased. We can now work from anywhere at any-time, however, we are not motivated to move work away from home if it can be done at home now.

The new phenomenon of work at wired dwellings introduce opportunities but also problems. When both sides balance well, the homeworkers enjoy the benefits unachievable in serviced office. Nevertheless, when the two sides meet at an unbalanced point, the consequence will be conflicts between the two. Blurring of the boundary, diminished the transition in space, time and mentality. Transition in traditional working style is a balancing tool between the two, once its significance is diminished in new working style, problems arise due to the integration, such as the competition of space and difficulties in transition of mentality.

Is the boundary inevitable between home and work? Can the transition be well balanced in the case of integration of home and work? Are there any architectural solutions to the boundary between home and work? This thesis is going to discuss the above issues and solve the problems in architectural solutions.

## 1. 梗概

資訊科技將人類生活領進一個嶄新領域，顯著改變的是，工作及居住範疇的漸合融和。上世紀工業革命引入的效率及生產力概念衍生了商務辦公室的廣泛應用。那個時候，從地理、時間和心理角度，工作和家居有了一個明顯的分界。工作時間，心身也應離開私事或家事的干擾。傳統辦公室在地理、時間心理上，為工作者提供了一個過渡的平台。

但新世紀的知識形社會，只要有電磁波的收發器，個人能於家中掌握，左右世界局勢。工作與家居的邊界變得模糊。據統計，香港的中小企（員工少於100人）佔全港公司數目的99%，而少於10人的小型公司更達八成。基於成本效益各項原故，大部分小型公司註冊商標後，亦沒有一固定辦公室，而是將工作分配各人家中完成。

雖然工作家居環境合一帶來各樣方便，卻同時會引起一些衝突。沒有明顯的分界，工作者及其家人容易將工作與家事混淆，工作空間氣氛擴張，亦會引起緊張、衝突。

廿一世紀新現象下，當生活各方面的邊界正在模糊時，究竟傳統辦公室能否繼續擔當過渡角色？傳統辦公室硬生生的將家庭工作隔離之際，是否應當冒起一種新的建築模式去輔助或承接這媒介角色？



The advancement of computer technology not only evolves the building technology, but also the fundamental of working styles.

## 2.1. Background for working styles

Background

### Timeline of Technology and working



1834 – First Sketch plan for a calculating machine engine with memory stored on punch card[1]

1868 – Typewriter invented[2]

1904 – Frank Lloyd Wright's Larkin Building, attached chairs to improve efficiency[3]

1945 – First fully electronic computer, ENIAC[4]

1956 – First desk-sized computer

1960 – ARPANET, government project, founded the Internet

1961 – Office landscaping, "Bürolandschaft"

1967 – Film "Playtime" demonstrated the cubicle workplace[5]

1973 – First email over ARPANET was sent

1981 – The First Laptop Computer, Osborne1[6]

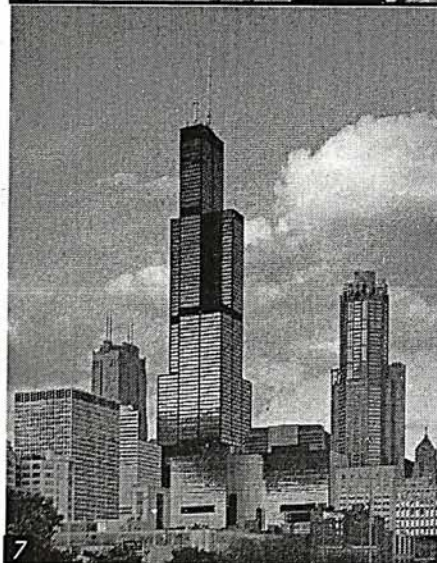
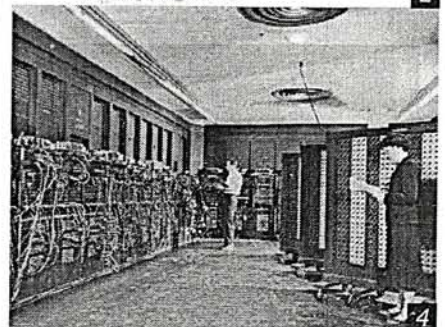
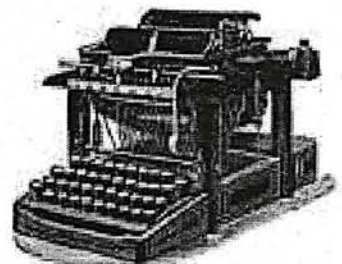
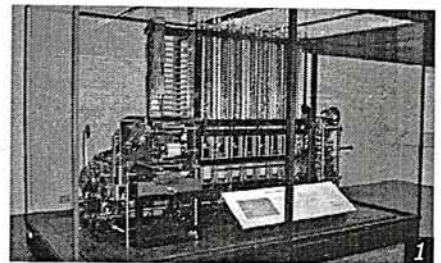
1989 – World Wide Web was invented

1992 – First hoteling office in Sears Tower by Ernst & Young[7]

1993 – The Apple Newton was the first popular hand held personal digital assistant (PDA)[8]

1993 – IBM implements hoteling in a warehouse design

1998 – The office of Chiat/Day, the New York advertising agency designed by Clive Wilkinson for "hot desking" [9]





"As the industrial age flourished, so did the need for more efficient manufacturing means. The larger the business, the more paperwork was produced, and that meant the paper had to be separated from the factory floor. That's when the ture office was born, and it has stayed virtually the same in scope and structure until now", **New Workplaces for New Workstyles, Marilyn Zelinsky**

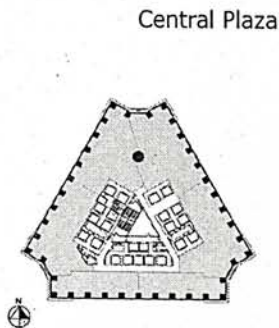
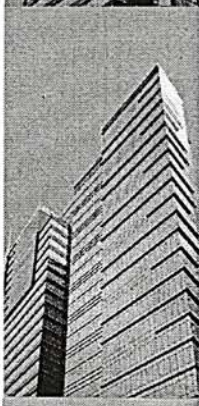
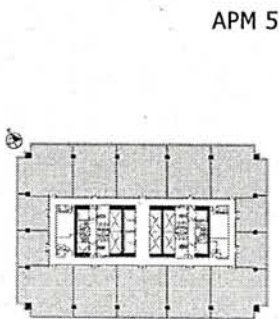
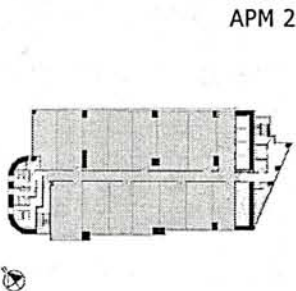
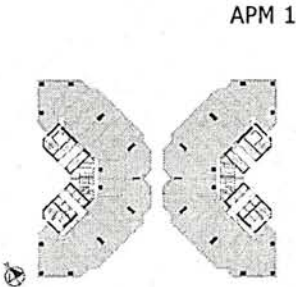
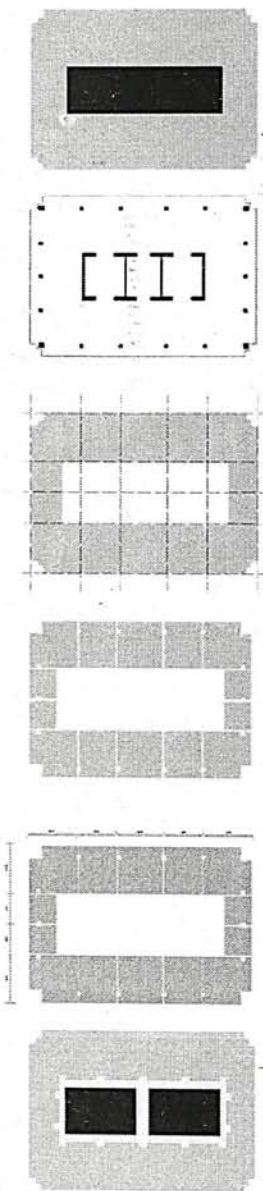
## 2.2. Serviced Office

Background

### Precedent Examples of Office Towers in Hong Kong

Agreements are found in the typical floor plans of the office tower, which are also demonstrated by the following examples in Hong Kong. Most of the office plans now are open plan with columns aligned in regular grid and central or side cored so as to achieve the greatest usable floor area. Circulation path and public space are designed to be small or minimum.

When there are not only a single tenant on one floor, it is partitioned along the structural grid so as to create rectangular space for small firms. However, the proportion of width of glazed area to the perimeter of room.



## 2.3. Alternative Officing

Background

**Mobile workers** work from their briefcase, car, airplane, hotel room, or street while they're on the road. However, this may create problems like lack of belonging and accidental loss of technology while on road.

**Motelling** includes touchdown spaces, which is a panel system or counter like area with connectivity. Employees who are between appointments can make use of the space.

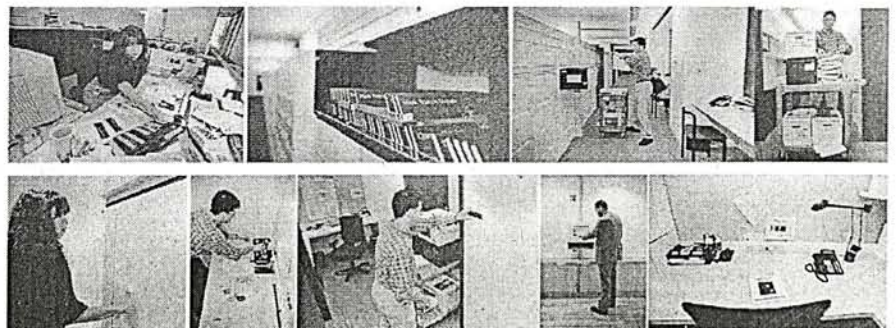
**Hot desking** is a working method which unassigned desk or office space used by numerous workers. The work surface can be an actual desk or just a terminal link. Cost can be reduced through space savings up to 30% in some cases.

**Hoteling** a reservation based unassigned seating in an office environment, whereas, Hot desking is reservationless unassigned seating. With hoteling, the company not only enjoys cost benefit, but also gains from that employees focus more on customer rather than on office. However, there are drawbacks like creating a lack of belonging to the company culture, alienation and it's not suitable for people who work on paper-intensive projects.

### Case Study

**HOTELING at Deloitte & Touche, Chicago-Perkins & Will:**  
A Day in the life of a hoteling office, 1997

1. In the morning, when the concierge's voice mailbox is checked for last minute reservations.
2. The facility assistant collects all the magnetic nameplates to set up reserved offices.
3. The facility assistant collects the number of personal and project tubs a consultant has requested to be located in their reserved office location.
4. The assistant proceeds to the office location, stores the previous tenant's materials back into their tubs, and then inserts tomorrow's hoteling consultant's tubs into the lateral file drawers.
5. White board surfaces are cleaned off.
6. The kit is replenished include an orientation manual outlining the features of the workspace.
7. The assistant installs the new consultant's nameplate on the office location.
8. Everything is set for the consultant the next morning when he arrives at the elevator lobby to check in at the interactive computerized directory called Time and Place. The directory displays his officing location on a map of the facility that easily guides him to his workspace.
9. The consultant's reserved hotel office.





## 2.4. Sociology

Background

Aspects of Life under the advancement of computer technology

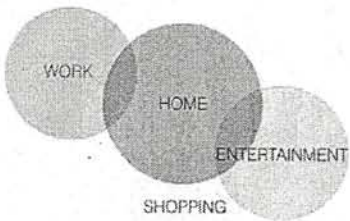
### 1. Mobility

New working styles such as hotelling, hot-desking, Motelling and SOHO arises due to the mobility of people and information activated. There also emerges new workgroups corresponding to the new working styles, such as the electronic homework, telecottages, mobile worker, remote office, group telework. Individual work is more mobilized and dispersed while group work is more immobile and place-specific.



### 2. Blurring of aspects of life

Better communication with swift & efficient transportation leads to enhanced capacity. Primary relationship, such as parents and children is more closely sustained. Telecommunication diffuse extensions of face-to-face foci. Home-centered society: home as locus of urban social life



### 3. Local Community

Owing to the stronger role of home, people spend more time on local community. There will be no longer half-empty of public space between morning and evening commutes. 24 hours neighbourhoods will be the trend.

"People manage work and life very differently. Some thrive on the overlap, some try desperately to separate the two completely. Telephones, PDAs, pagers and many of the new connected devices allow us to manage those moments of transition and overlap", **Time: Change: Boundaries, Aura Osipova**

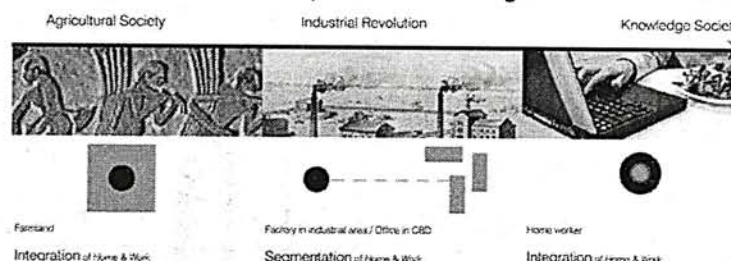
### 3.1. Transition between Home and Work

Boundary

Time, Place, Mentality

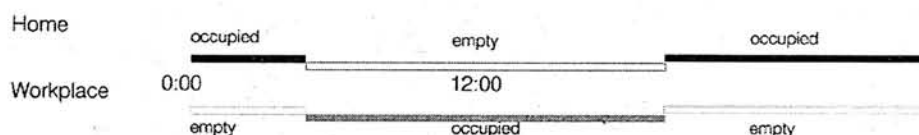
#### Place

The change of the economic activities along the history transform the relationship between living and working place. In a survey about the traffic habits, home-work trips involve most cross-district travel as compared with trips for other purposes. For homeworkers, transition of place is no longer a habit or a must.



#### Time

The 9 to 5 office working hours set the boundary in terms of time. In Hong Kong, mean travelling time in each home-work trip is 37 minutes. However, the transition of time for homeworkers is ignored due to the blurring of home and work.



#### Mentality

In traditional service office, the fragmentation of home and work is demonstrated by the separation of physical space and the 9 to 5 working hours. On the other hand, they induce the transition of mentality. Different mentality are required to prepare for different types of activities. In travelling between working place and home, activities like meditation and a drink in cafe are essential for the worker to adapt to the changes of atmosphere and avoid conflict between them. It is a process of soothing the workload from work to home, but a process of equipping the mindsets from home to work.

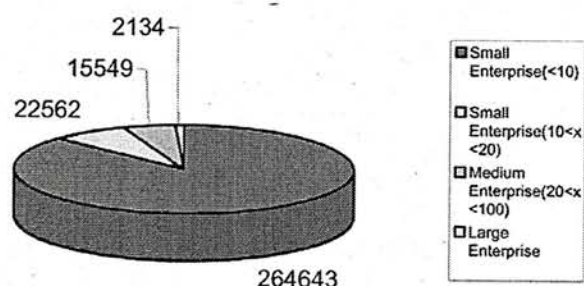
However, when the boundary between home and work blur for the homeworker, will balance be still maintained in transition of the mentality?



## 3.2. Workgroups in Hong Kong

Boundary

The phenomenon of blurring between home and work in Hong Kong is demonstrated by the small firms and home workers caused by the ICT



There are three hundred thousand registered firms in Hong Kong. 99.3% of which are firms with less than 100 employees, called Small and Medium Entrepreneur(SME). However, to more people's surprise, 94.2% are firms with less than 20 employees, even 86.6% are firms with less than 10 people. In short, the majority of working groups in Hong Kong is small organization.

Mingpao, 5th Sept, 2007

明報新聞網  
WWW.MINGPAONWS.COM

2007年9月5日 (三)

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### 香港的工作單位有多大？

【明報專訊】香港的工作單位有多大？

許多人聽到這個問題有點摸不頭腦：與我們有什麼相干？其實這是香港社會一個重要的標誌，而且頗能說明香港社會的基本走勢。

2007年第1季度，香港的註冊公司一共有30萬4888家。其中100個人以下的公司佔了99.3%（佔所有註冊公司僱員的68%）。也就是說，絕大部分是我們稱為「中小企」（SME）的單位。這在香港也許是所週知的事實，不是什麼新聞。但是，這30萬多的註冊公司裏面，94.2%是20人以下的小公司，這是很多人不知道的。更甚者，86.8%是10個人以下的微型公司。總的來說，香港人工作的場所，大多數是小機構。當然，環顧我們的周圍，實際如此，只不過不提出來不會注意而已。

這種小型機構，與工業社會高峰時期的金字塔形的大機構迥然不同。金字塔形的大機構，是出於大規模生產。特點是分工明細，結構嚴謹，層次分明；是運用大批工人，每個人重複做一個小動作，通過精細設計的許多生產程序，大量地製造同一種產品。為了保證大量的工人能夠按照設計工作，就需要規範他們的行為，於是重視程序、規章、制度，這樣的經典的工業生產模式，也就是差利、卓別麟在《摩登時代》裏面表達的工作形態，已經一去不復返了。

現在是品種很多，而每個產品的產量不多。就像南韓三星的總裁在電視訪問裏說的：「不要誤會，我們不是在生產電話，而是時款(fashion)」。而今天的時款，不是人人追求同一款式，而是人人要求獨特，要求「度身訂做」；不止如此，而且要求款式不斷變化，日新月異。這樣的現狀，講的人已經很多了，這裏就不再囉嗦。我把這稱為後工業社會，以有別於經典的工業社會。

個人決策空間變大了

單位的大小變了，只是表象。重要的是人們的工作形態也變了。小單位，不可能有太多的層次，不可能分很多的部門。前線與後方也分不開了，幾乎每個人都是前線，要面對客戶、要解決問題、要设计方案。於是，現在的前線人員，很多都不再是藍領的體力勞動操作工。工作的單位不止是變小了，也變扁了。

人們工作的模式也變了。以往是明細的分工、分明的層次、嚴謹的結構；每個人只是整個生產流程的一小部分，因此每個人都要按照非常嚴格的程序、設計、規章、

<http://www.mingpaonews.com/htm/Print.htm>

9/5/2007



"As work can follow us anywhere, we desperately try to manage the boundaries between work and play. We enjoy cutting off work as soon as we leave the office by shifting into a private call on our cell phones", **Time: Change: Boundaries, Aura Oslapas**

### 3.3. Opportunities and Problems

Boundary

#### Opportunities

##### Revitalized local life

The integration of home and work lead to less dependency on adjacent districts which produces certain urban rearrangements. There will be stronger centralization of particular activities in local. Local activities will play more important role in the community. The overall changing will enhance the local community life. Relationship with adjacent districts will be maintained through electronic interaction and occasional face-to-face meeting.

##### Efficient energy

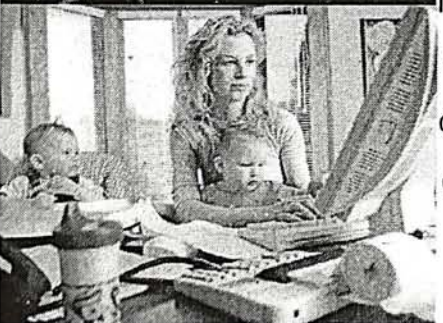
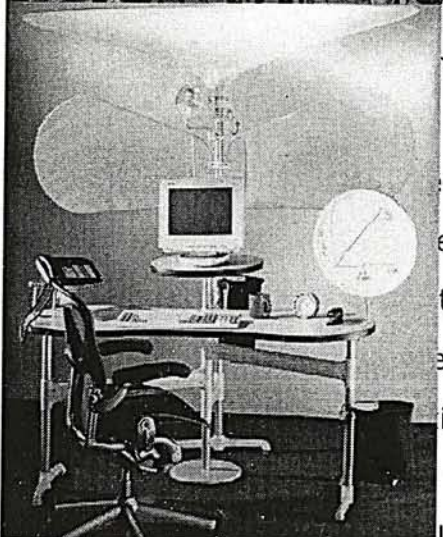
The blurring of home and work reduce the wasteful daily commutes originated in the industrial revolution. The traveling time which counts average 49 minutes per trip of Hong Kong people between home and work can be eliminated. Moreover, there will be a more balanced pedestrian movement and mechanized transportation.

##### Flexible space

The combination of home and work means a space transform in the function in different period desired by the users. When the functions switch, however the spatial configuration may not change. The homemaker can use the same place for eating or working. However, there is also specially designed furniture for the flexible transformation of functions.

##### Enjoying freedom

It allows home workers to escape pressure from the traditional working settings without the boss supervision. They can listen to music while they are working. This is good for business require relaxing environment, such as the designer. However, the consequence can also be adverse depends on the workers' discipline.





### 3.3. Opportunities and Problems

Boundary

#### Problems



#### 1. Conflicts between family obligation and work

Home work sometimes creates the feeling of intrusion of work into home or vice versa when there is a conflict. Homeworkers may find themselves involved in domestic disagreements and conflicts over the use of household space. Disruptions may be caused by other household members such as children to the working time and space. Female home workers may even face invasion of their thoughts by their continuing responsibility for domestic labour.

#### 2. Lack of team work and meeting place

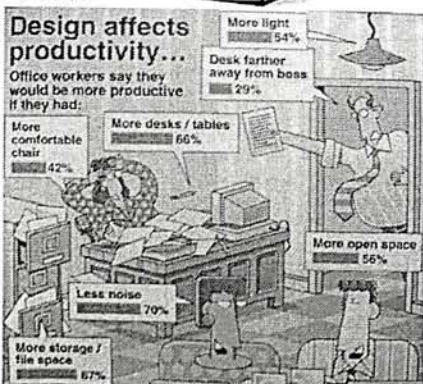
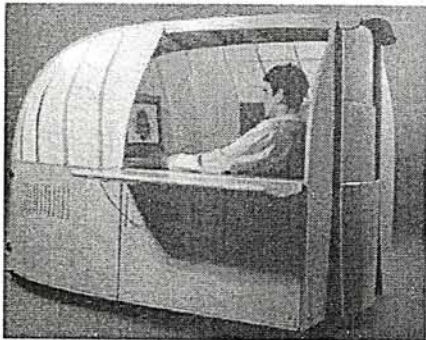
Teamwork can always enhance the spirit of individual and create inspirations. Although the home workers also work with colleagues through cyberspace, the lack of face-to-face interactions always creates a sense of loneliness and frustration. Lack of a formal meeting place with clients is an essential problem for the home workers. When there is a business meeting, the homeworkers may have to find alternative meeting place, such as the client's office or hotel conference rooms.

#### 3. Non-stop working time

Different from the traditional 9 to 5 working hours, overlapping of working hours in home always make the homeworkers difficult to distinguish between the time of work and family. The consequence is that they always find they can't stop from working which leads to exhaustion.

#### 4. Poor working environment

There is the problem of quality of working space faced by the homeworkers. They always find that there are not adequate space and suitable spatial configuration in residential flats. The noise problems from other household members or neighbours also disturb the working.



As a support to the Small and Medium Enterprise from Hong Kong government, the Inno Centre provides space, facilities and resources desirable for the creative industry.

### 3.4. Alternative Solutions

Boundary

#### InnoCentre, Hong Kong



Working related space include office, conference room and exhibition area, etc. Amenity facilities include gym room, book store and café, etc. The incubates are provided with ready-to-use offices at the InnoCentre throughout the programme with up to one year rent-free and a reduced rental rate in the second year. The incubates are provided with ready-to-use offices at the InnoCentre throughout the programme with up to one year rent-free and a reduced rental rate in the second year. However, InnoCentre is targeted at SME rather than homemaker and it cannot be the solution for those homeworkers for the reasons of

#### 1. Limited quota

There are less than 50 individual office area (at most 1200 square feet) for the incubates. As the offices are permanently accommodated by the same firm for two year, its nature is a separation of home and work but not a kind of boundary.

#### 2. High rate of vacancy

According to an interview conducted with a occupant in InnoCentre, there is a high rate of vacancy for the office area as the creative industry is not necessarily site-specific in some stages. However, due to the two year contract period, the underused area cannot be shifted in use.

**InnoCentre**  
創新中心



**Between Business and Technology**  
InnoCentre is a new member of the Hong Kong Science and Technology Development Corporation (HKSTDC) incubator network. Under the leadership of HKSTDC, InnoCentre provides a supportive environment for SMEs to develop and grow their businesses. The building is designed to be a hub for innovation, with a focus on providing a high-quality workspace for SMEs. The building is located in the heart of the city, providing easy access to public transport and other facilities. The building is also designed to be a hub for innovation, with a focus on providing a high-quality workspace for SMEs.

**Design and Construction**  
The building was designed by a team of architects and engineers. The design was based on the needs of SMEs, with a focus on providing a high-quality workspace. The building was constructed using modern materials and techniques, ensuring a high level of quality and durability. The building is also designed to be a hub for innovation, with a focus on providing a high-quality workspace for SMEs.

**Facilities and Services**  
The building provides a range of facilities and services for its occupants. These include a gym, a book store, a café, and a range of other amenities. The building also provides a range of services, including office space, meeting rooms, and a range of other facilities. The building is also designed to be a hub for innovation, with a focus on providing a high-quality workspace for SMEs.

**Address**  
InnoCentre is located at 100, Queen's Road East, Hong Kong. The building is easily accessible by public transport and is located in the heart of the city.

**More information**  
For more information, please visit the InnoCentre website at [www.innocentre.hk](http://www.innocentre.hk).



Hotel is a possible boundary between the home and work for the homeworkers which solves some of the problems mentioned above such as providing a relaxing environment and a formal meeting place.

Boundary

### 3.4. Alternative Solutions

Hotel

Standard Amenities

[Deluxe Room](#)

[Harbor View Room](#)

[Deluxe Harbor View Room](#)

[Executive Suite](#)

[Harbor View Suite](#)

[Towers Corner Suite](#)

[Towers Penthouse Suite](#)

Rooms & Rates

Check in:  
MM/DD/YYYY

Check out:  
MM/DD/YYYY

Room(s):  
1

Adults per Room:  
1

Book Now

Best Rate Guarantee

[Redeem Starpoints](#)

Standard Amenities

Standard room amenities are available in all rooms unless otherwise noted. Please note any requests in your reservation. Unfortunately, we cannot guarantee requests until check-in.

Entertainment

- Radio on TV
- Satellite Television
- In-Room Movies
- Cable Channels
- 29" Television with Remote Control
- Complimentary Daily Newspaper

Bed Features

- Cribs Available
- The Sheraton Sweet Sleeper Bed

Bathroom

- Bathroom Telephone
- Walk-in Shower Adjacent to Bath Tub
- Hairdryer
- Massage Showerheads
- Bathrobes & Slippers
- Make-up / Shaving Mirror

Office/Telecom

- Dual-Line Speaker Telephone
- Voicemail
- Direct High Speed Internet Access (Charge)
- Data Port
- International Direct Dialing

Dining

- Coffee and Tea Maker
- 24-Hour Room Service
- Mini Bar
- Refrigerator

Room Features

- Non-smoking Rooms Available
- Handicap Accessible Rooms Available
- Connecting Rooms Available
- Ergonomic Chair
- City View Rooms Available
- Work Desk
- Courtyard View Rooms Available
- Harbour View Rooms Available
- Starwood Preferred Guest Rooms Available

Room Amenities & Services

- Air-Conditioned Room
- In-Room Electronic Safe
- Wake-up Service
- Iron/Ironing Board
- Towers Concierge

Nevertheless, the utilization of it is restricted by

#### 1. Cost

The high quality of interior space and service provided by the hotel can be a good setting for working temporally. In the above example, renting a regular room costs minimum of \$2000. The rent is very costly for the home worker as their boundary.

#### 2. Equipment

Regular rooms of the Sheraton Hotel provides some basic office/ telecom facilities, but they are not comprehensive, such as the lack of printer and fax facilities. Business Centre would provides more comprehensive facilities, however it is restricted by the day time opening hours.

15



## 4.1. Site Selection Criteria

Site

Timeline of Techonology advancement with working styles



### 1. Self-contained area

A area where living and working coexist also with local facilities is enhanced with its self-support capacity. Home-workers depend more on local community also as the neighbourhood facilities.

### 2. Convenient transportation

The location of building should be in convenient transportation point otherwise the homeworkers would rather stay at home due to the resistance of travel which is one of the reason that work at home.

### 3. Visitor welcome

The space and IT facilities of the building should not be just served for the local residents for the reason of the efficiency, it would also attract visitors or mobile workers.

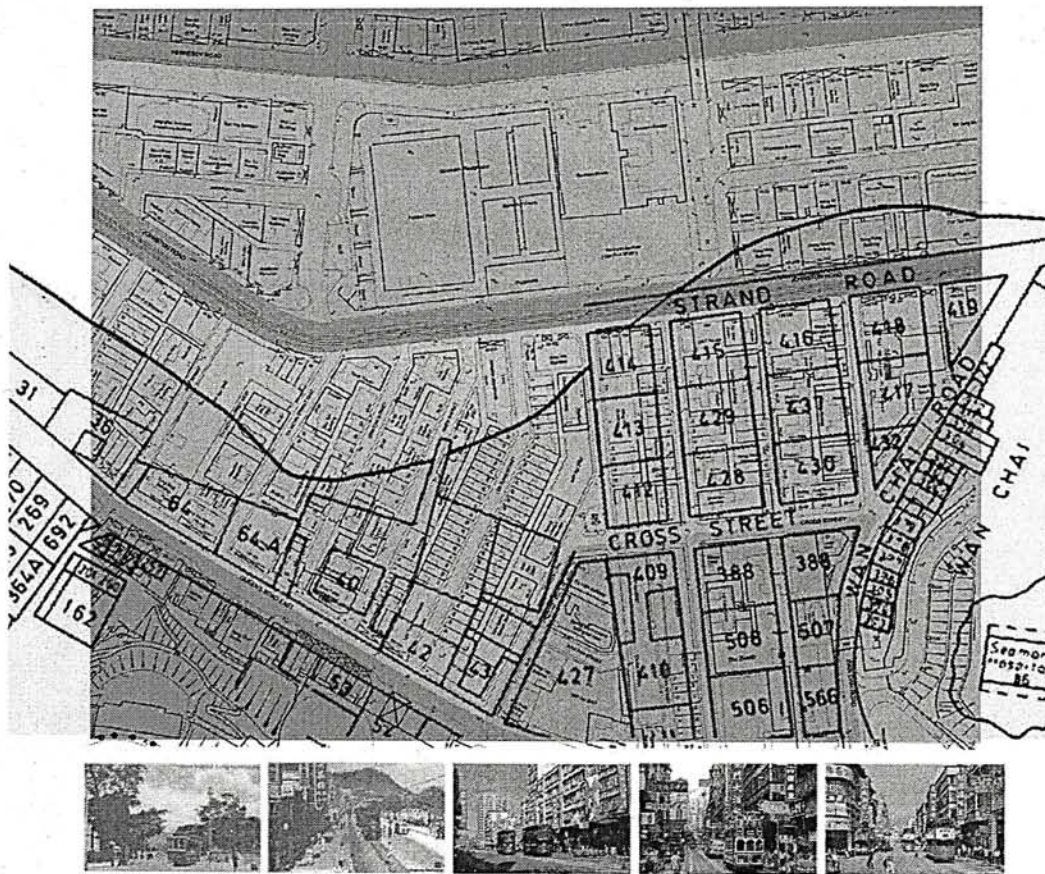
### 4. A transition point between home and work

The building can also facilitate the local office workers if there is transition facilities like internet café, daycare centre, etc are provided during their travel from home to work, or vice versa.



## 4.2. Wan Chai

### Boundary between Home and Work



#### Johnston Road

is the boundary between residential and working region in Wanchai due to the fragmentation of development since 1930 when the coastline exceeded the Road. The area bounded by Johnston Road and Hennessy Road is therefore a blur of the living and working.

#### Tramway

The tramway introduced in 1901 after the reclamation of Johnston Road in 1890s has been serving the northern Hong Kong Island, driving the development of the district. On the other hand, it divides the southern and northern region as old and new area respectively.

From the discussion above, the problems faced by the new workstyle-worker have to be solved by a new means different from the traditional serviced office. The challenge is to provide a transition place when they faced conflicts between home and work.

### 4.3. Program and Target

Site

	Estimated Site Area (m²)		1000	
	Estimated Total GFA (m²)	1000x20=	20000	
	Usable Space (m²)	65%	13000	
	Circulation (m²)	15%	3000	
	M&E (m²)	15%	3000	
	Structure (m²)	5%	1000	
	Function Space	No. of Units	Unit Area(m²)	Sub-total(m²)
Working	Cockpit office/ workshop	200	10	2000
	Group meeting room	150	20	3000
	Lecture Hall	1	600	600
	Virtual office	1	50	50
	Public space	NA	NA	1500
	Exhibition space	NA	NA	5000
	Cyber library	1	1000	1000
	Telecommuter Center	5	500	2500
Living	Capsule hotel	150	4	600
Amenity	Elderly/ Children Day Care Centre	1	500	500
	Internet Café	1	500	500
	Advertising area/ retail	50	50	2500
	Total			19750

#### Program

The program consists three major elements, the working, living and boundary. The working space includes area for individual and group works, resource centre and telecommunication centre, etc while the living space include the capsule hotel which provides cheap and temporary accommodation. The boundary is the space for the transition activities, such as the daycare centre and the Internet Cafe. The majority of the program will be operated for 24 hours and used in the shift and temporary manner.

#### Target groups

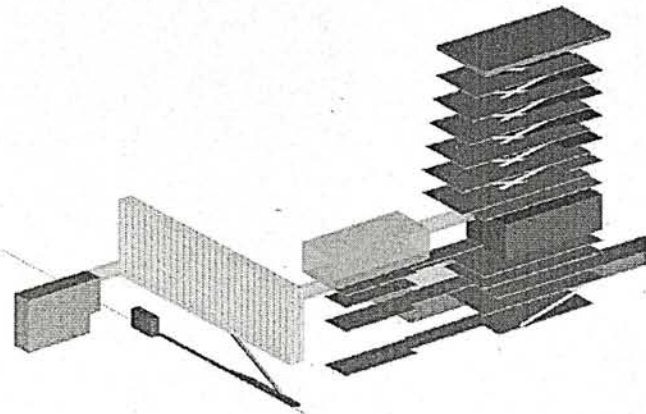
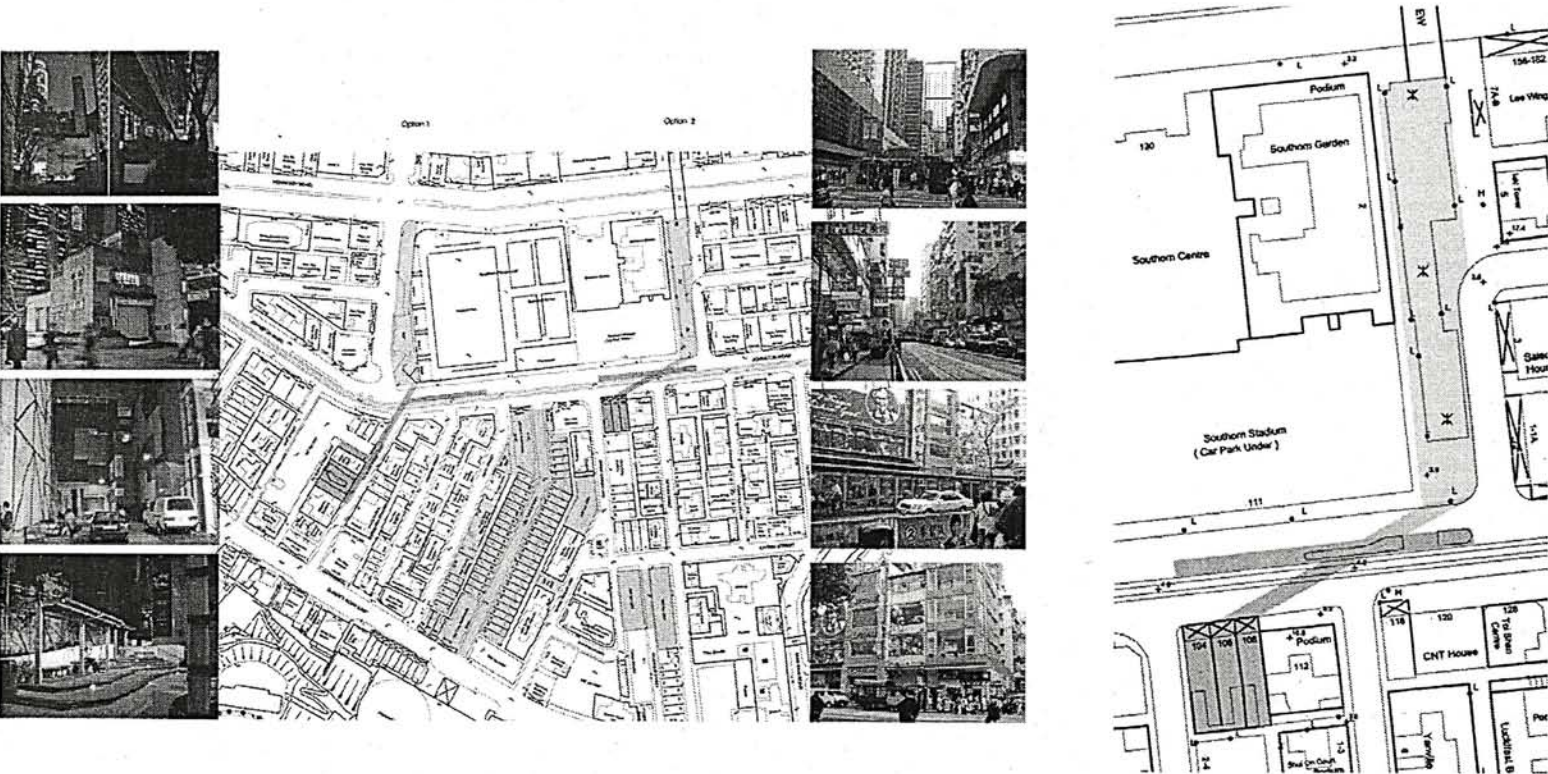
The building is a place target at homeworkers who desire extra working space or facilities, mobile workers who work outside their headquarter district, office workers who require a physical or mental transition between working place and living place and Local residents.



# 4.5. Site Strategy

Site

Options of site



During the site visit, I have located two possible sites for the experiments. One is the original garbage collection centre next to the Southorn Park and the infill park on the opposite street while the other is the original MTR station and the abandoned 4-stories building. The second one is chosen because of its connectivity to the transportation spot and the existing pedestrian bridge to the northern commercial area. Three ingredients, living, working and the boundary will be inserted into the site above the MTR station, the 4-stories building and a amenity centre above the tram station.

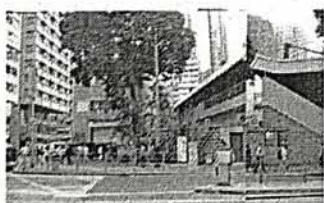
## Existing Site

Site

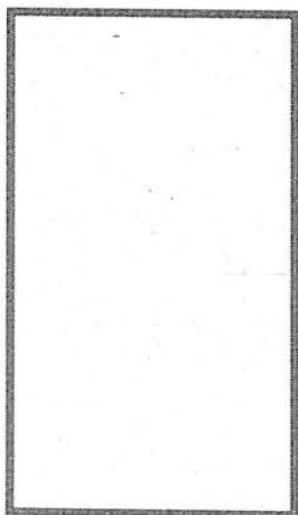
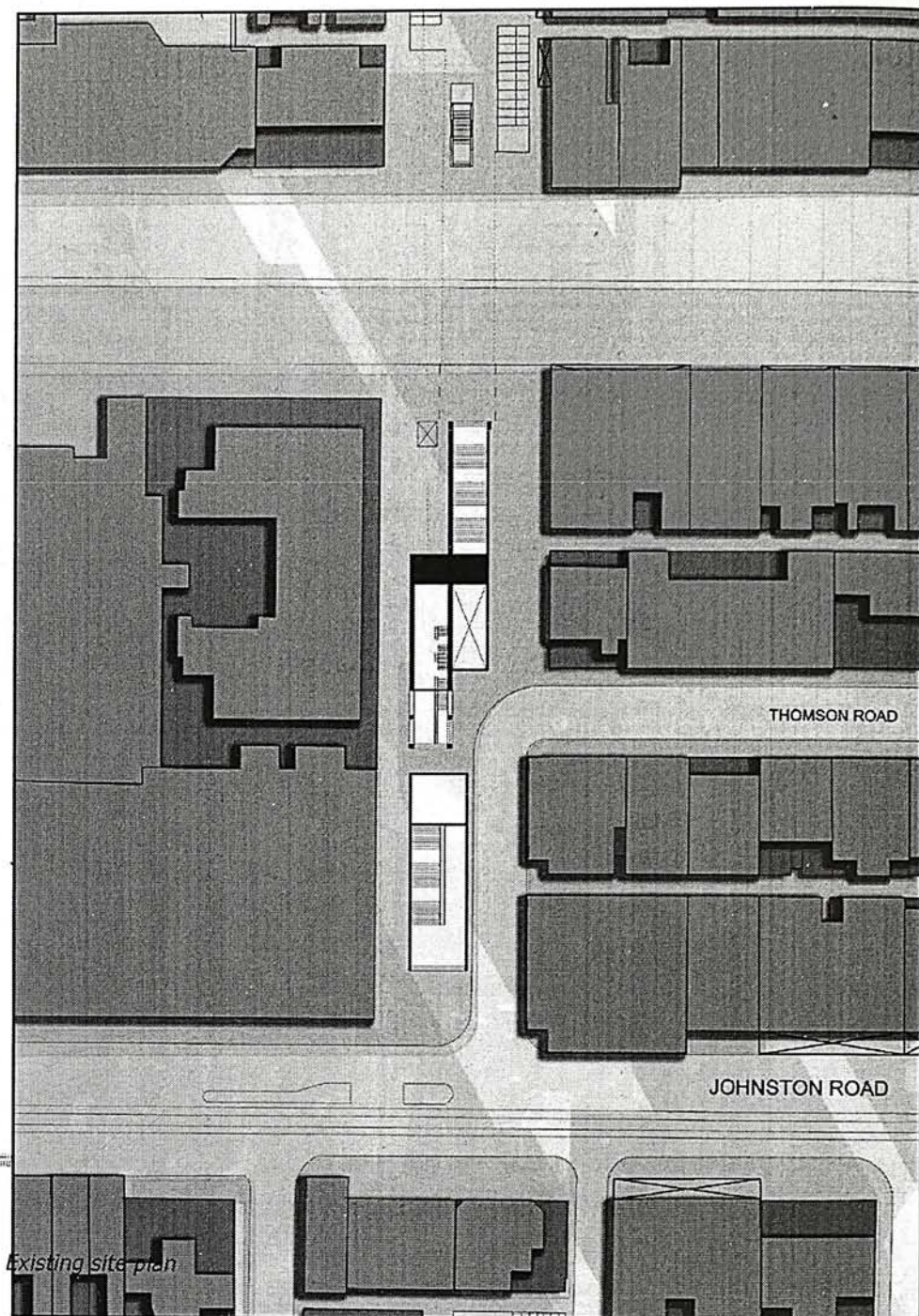
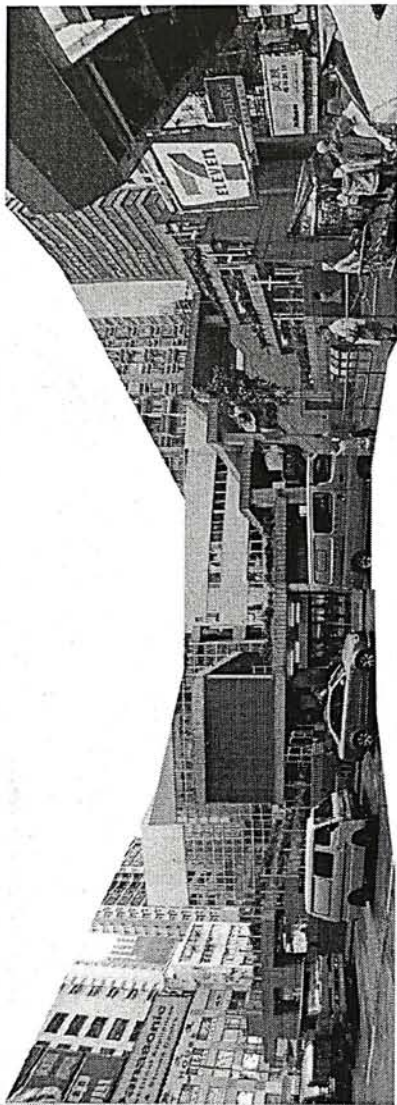
MTR Exit

The site is situated between the Johnston Road and the Hennessy Road, an intersection between the residential and the commercial district.

The existing site was the MTR exit, it was chosen also because of its connectivity to the surroundings by the MTR, tramline and flyover, so it can be a site for implementing a boundary between home and work.





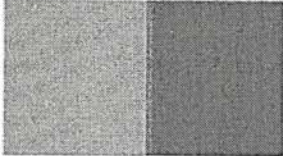
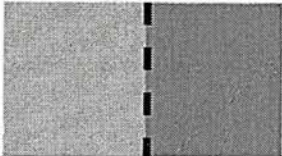
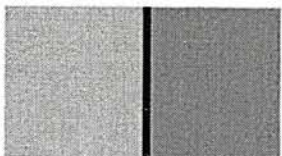
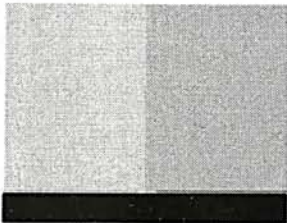
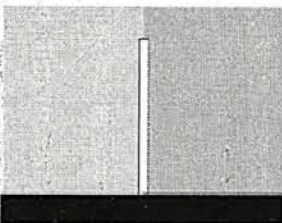
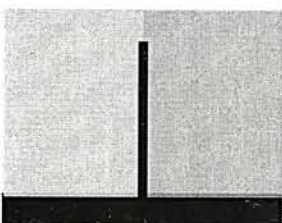


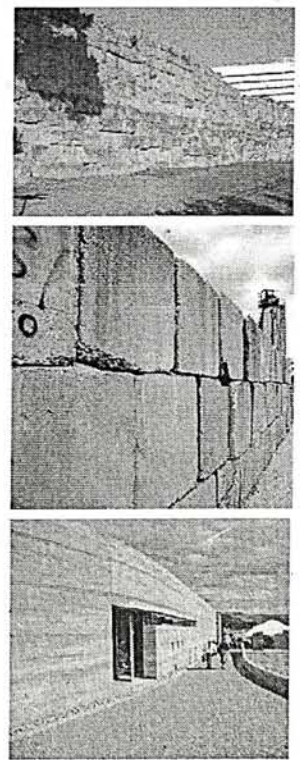
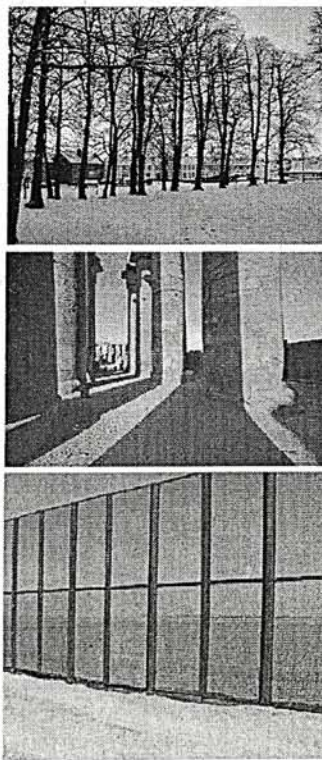
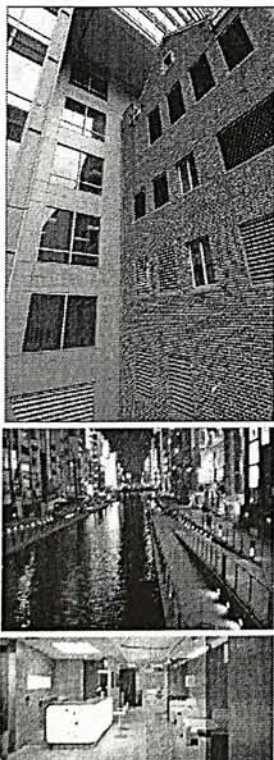


# Nature of Boundary

Concept

Invisible . Porous . Solid

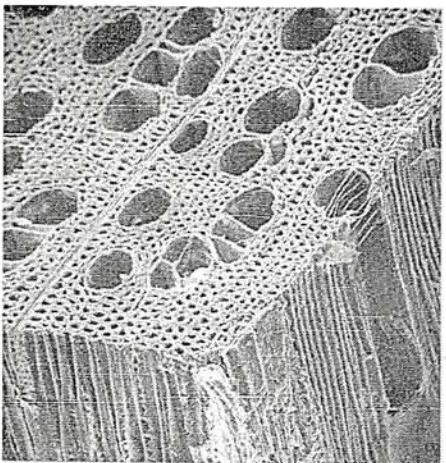
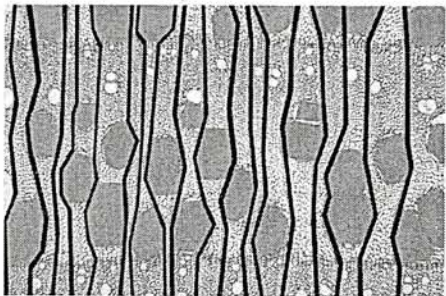
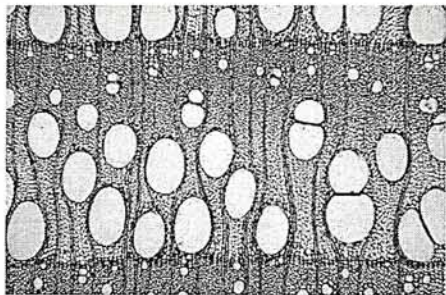
	Invisible	Porous	Solid
Plan			
Section			
Spatial Defining elements	Change of level Change of Texture Change of Atmosphere	Translucent elements Intermittent element Continuous element with openings	Solid element Continuous element
Examples	Road River	Tree Walls with opening Fence	City wall Partition wall
Transition	Smooth transition	Transition at openings	No Transition





# Porosity

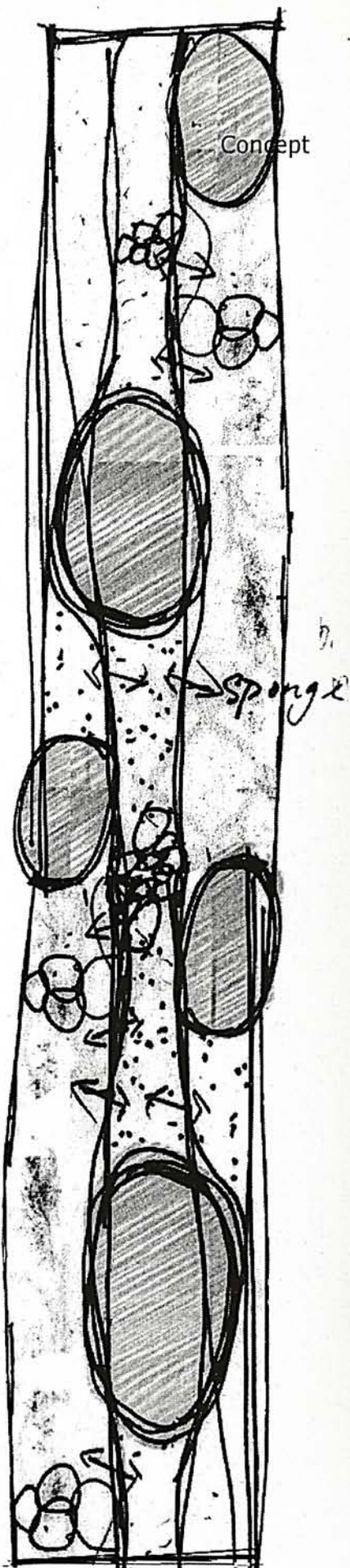
Hardwood structure



## Porosity

Hardwood structure has different levels of natural porous surface. Longitudinally, the pores transport water in the vertical direction. Transversely, the annual rings diffuse nutrients in the horizontal direction.

Not only as a kind of circulation, the pores and annual rings also are structural elements of the hardwood.

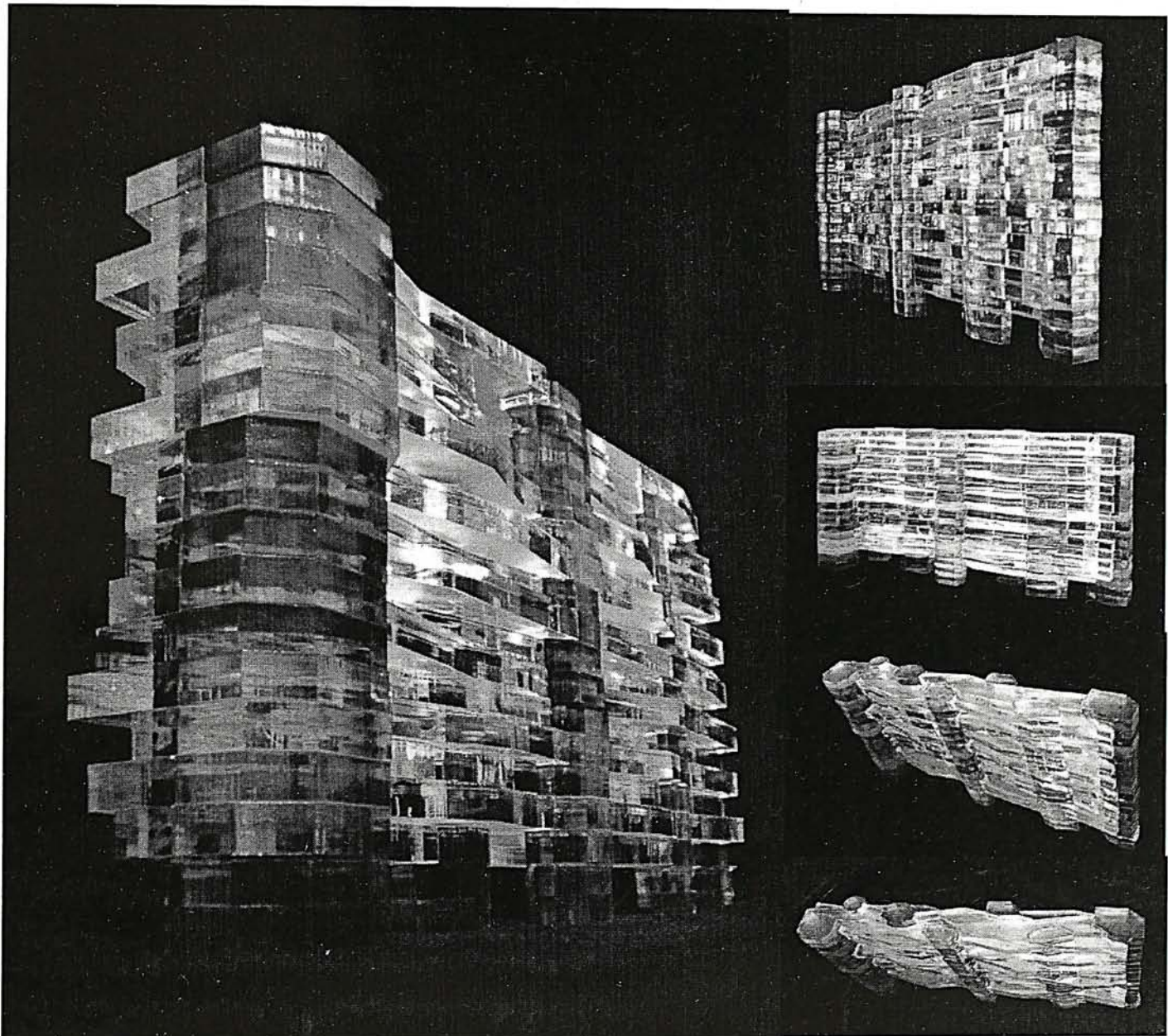




# Conceptual Model

Concept

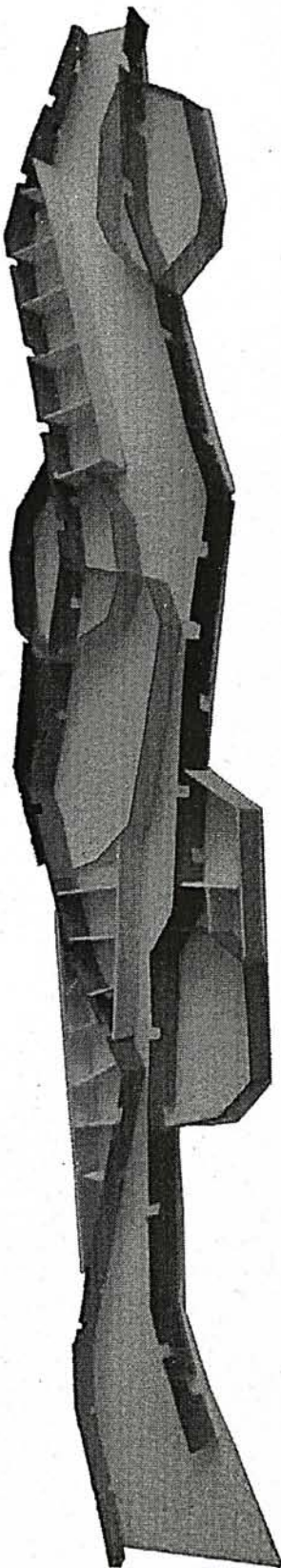
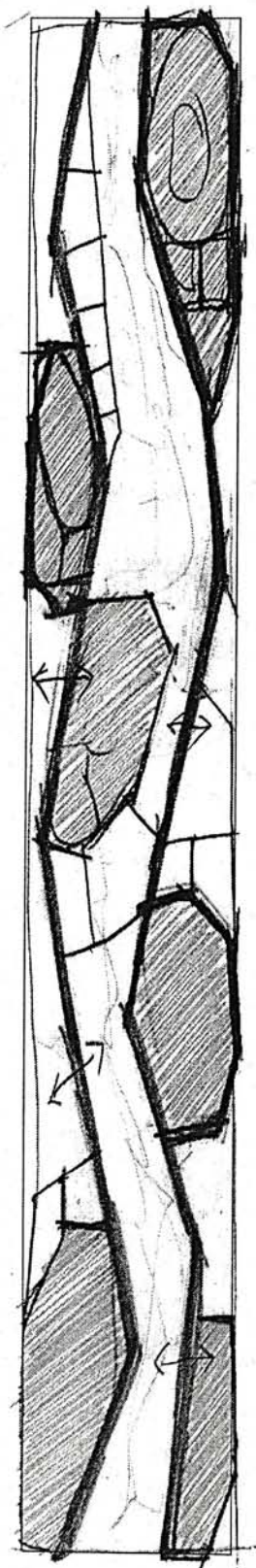
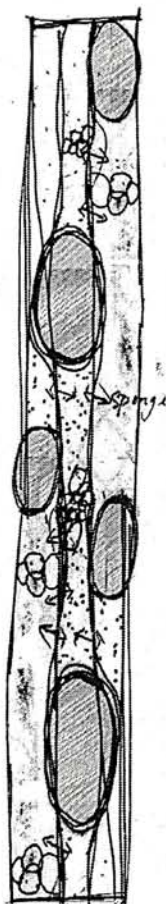
Pores at vertical



Hardwood section

Concept

Conceptual floor plan

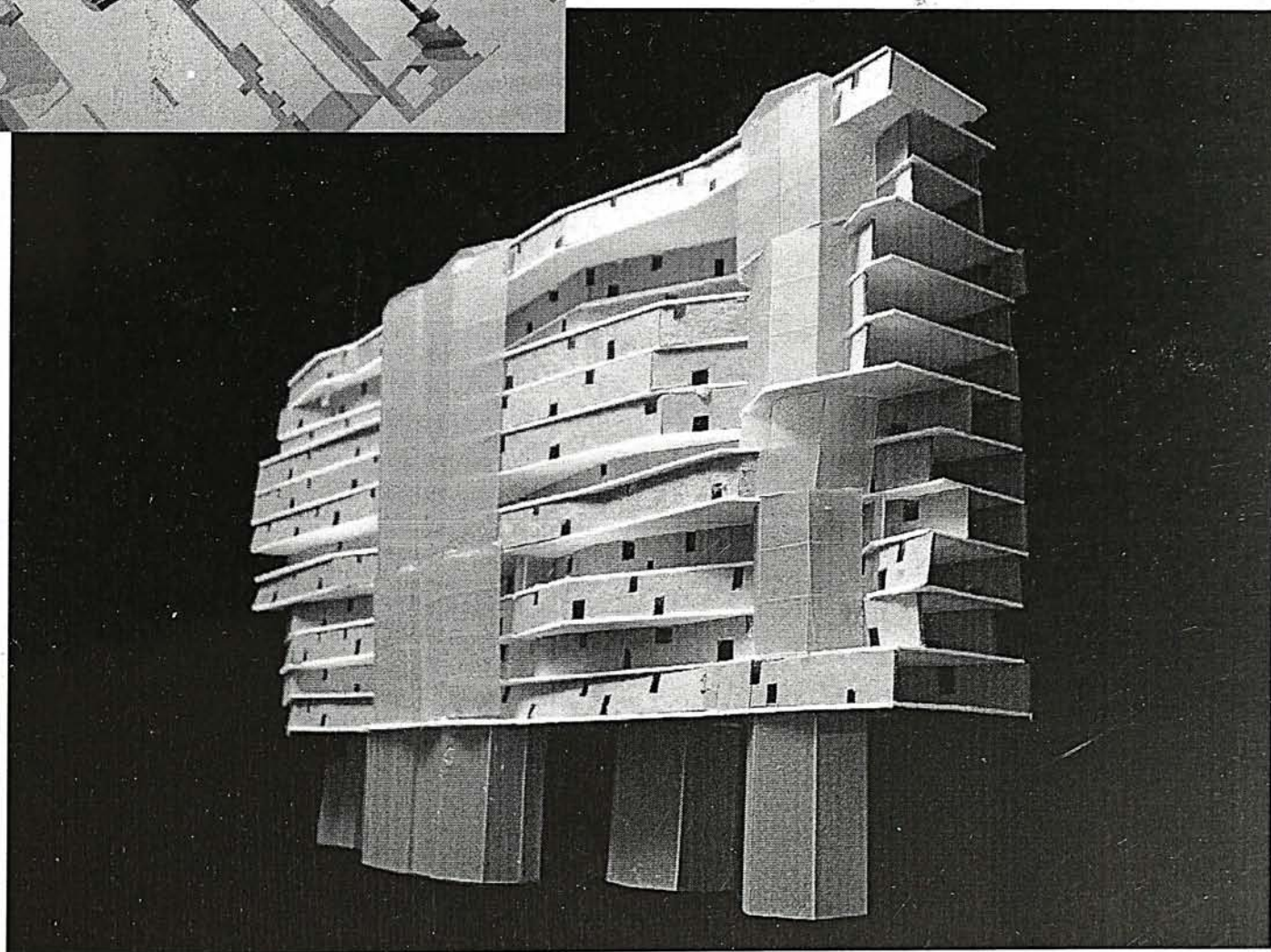
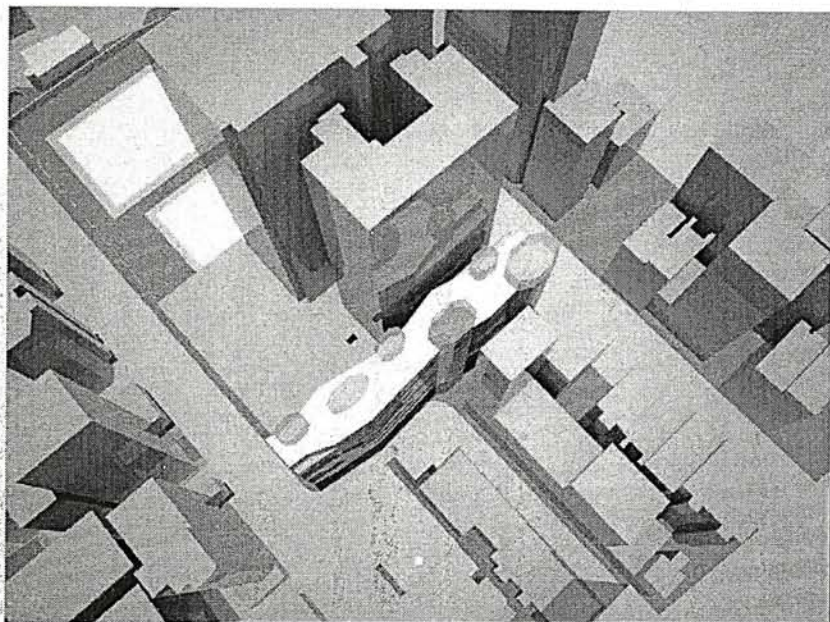




## Elevation

Concept

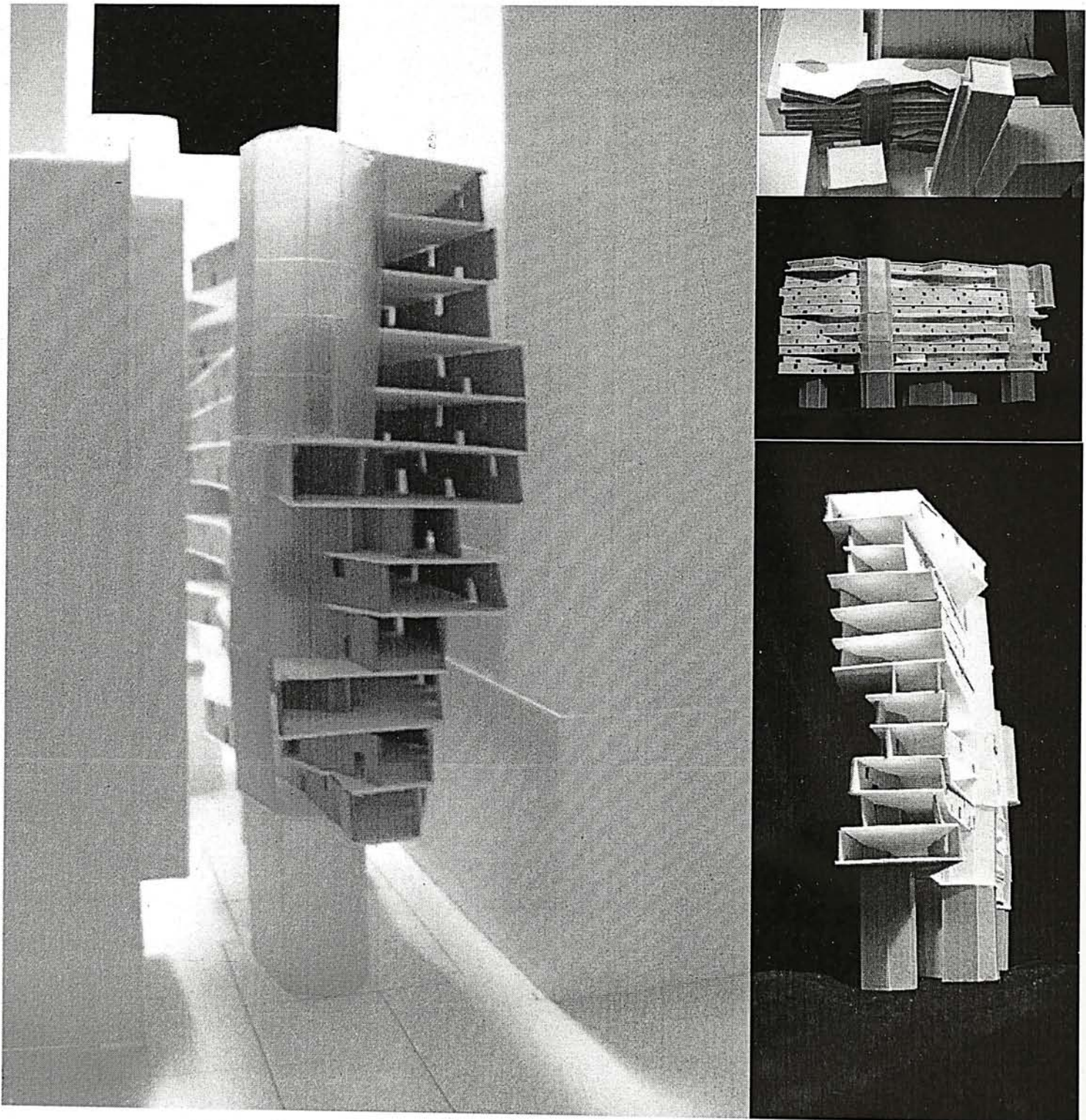
Pores connecting floors





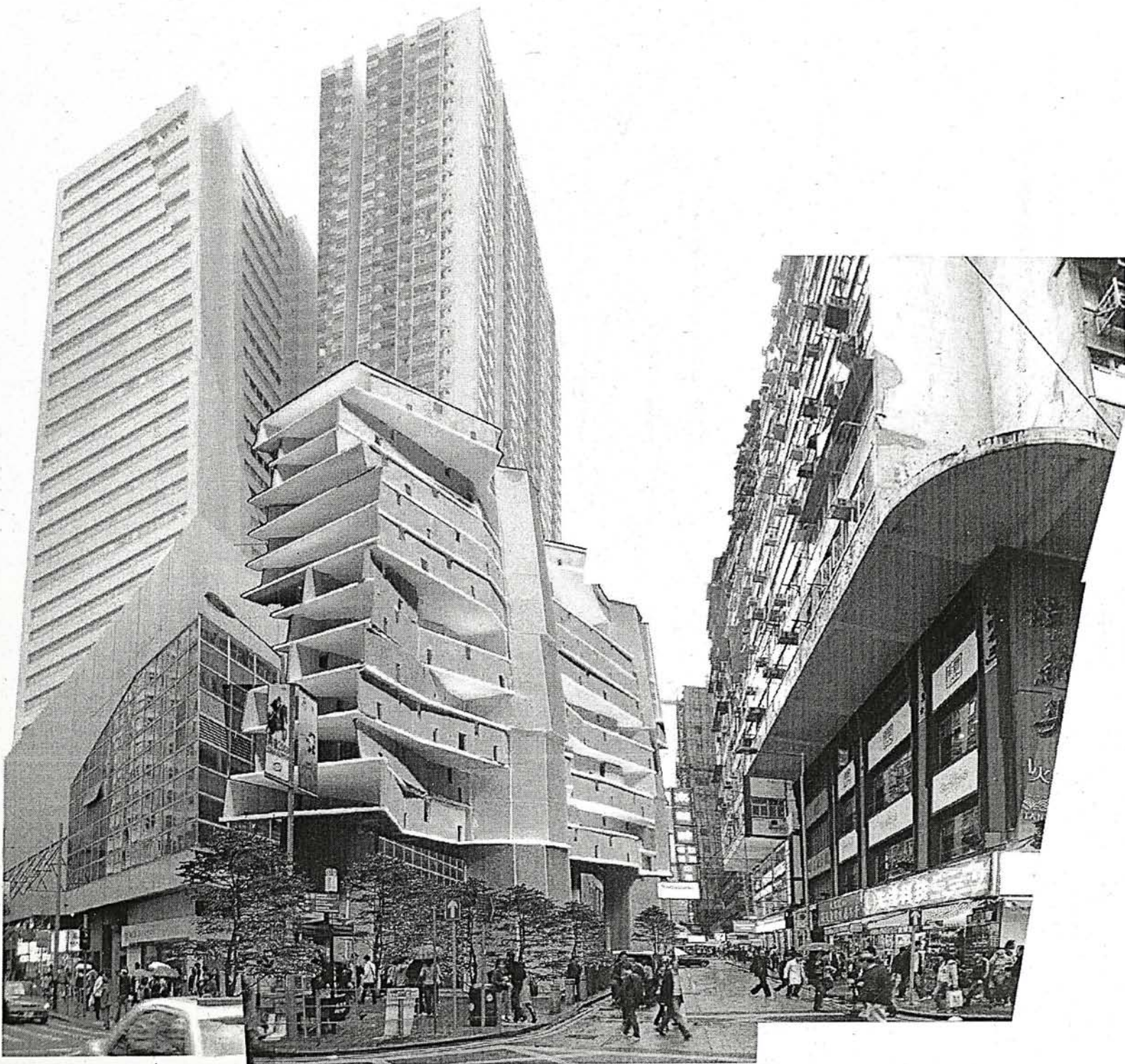
1: 250 building model

Concept





The Moffice in Wanchai

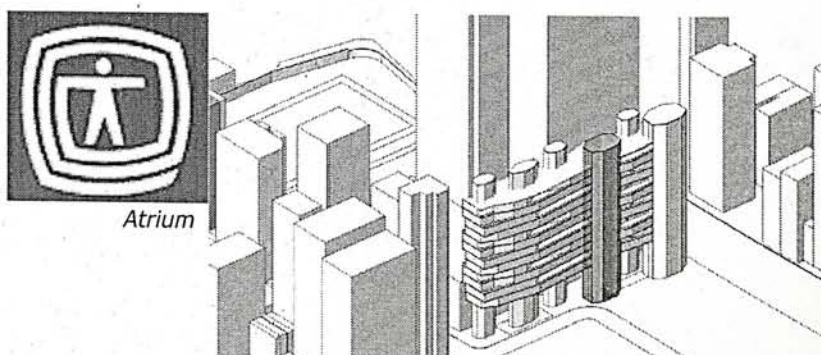
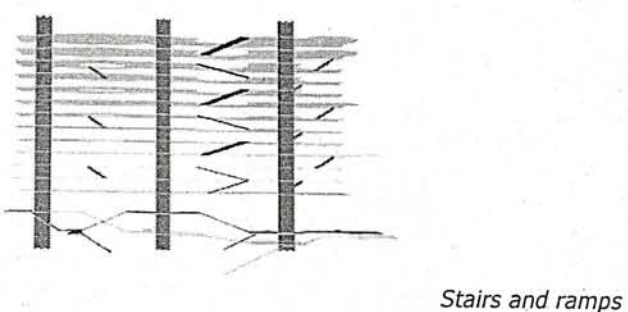
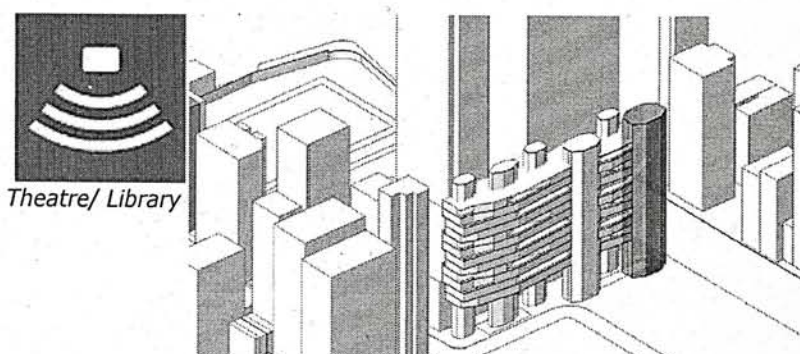
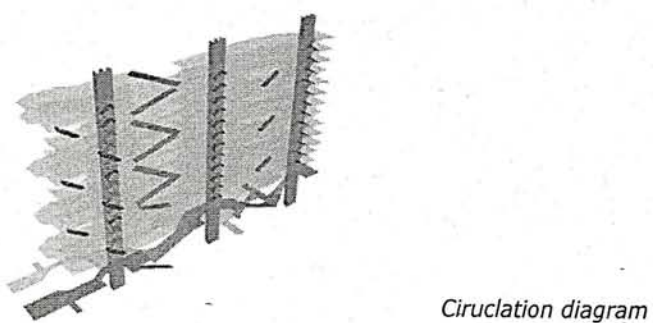
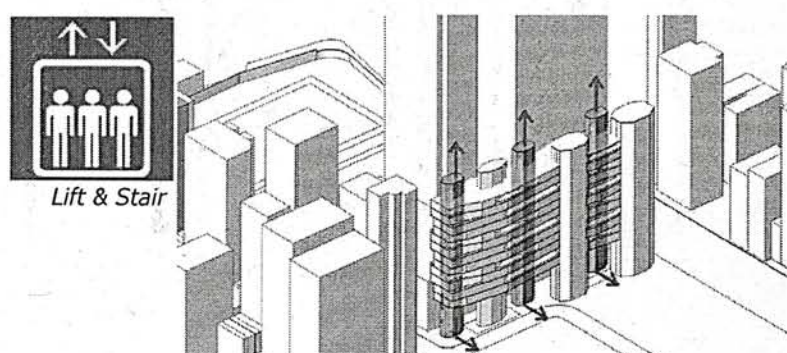
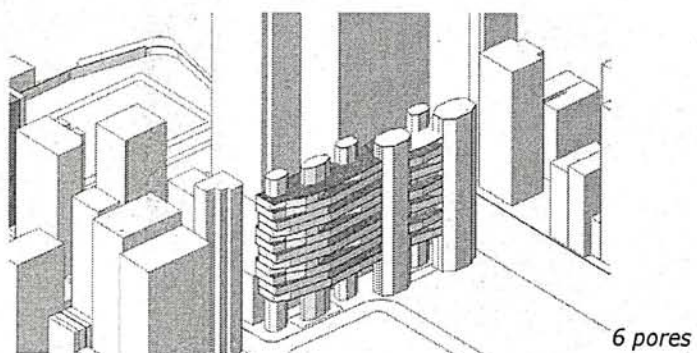
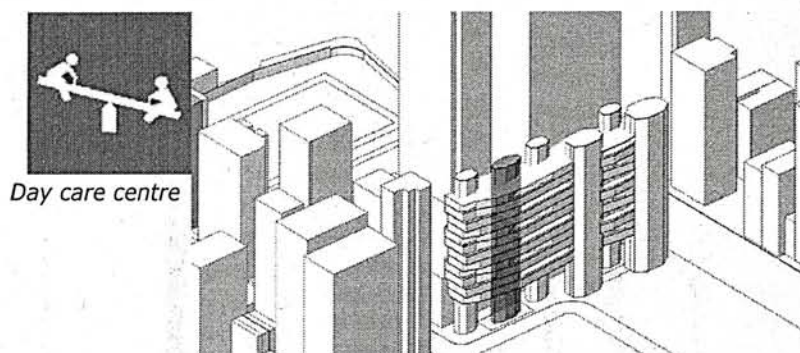
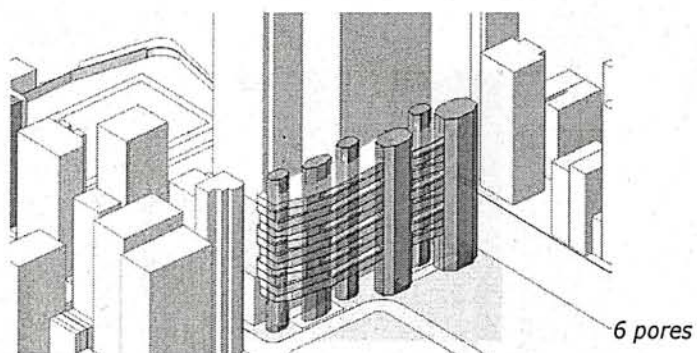




# Functions & Circulation

Space

Diagrams of programs





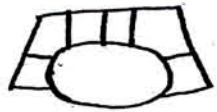
# Spatial Organization

Hierarchy of rooms

Space

Principal:

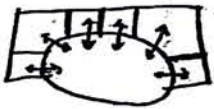
1. ~~Work~~ Private workstation. Surrounding meeting room. (common)



2. Circulation around a group



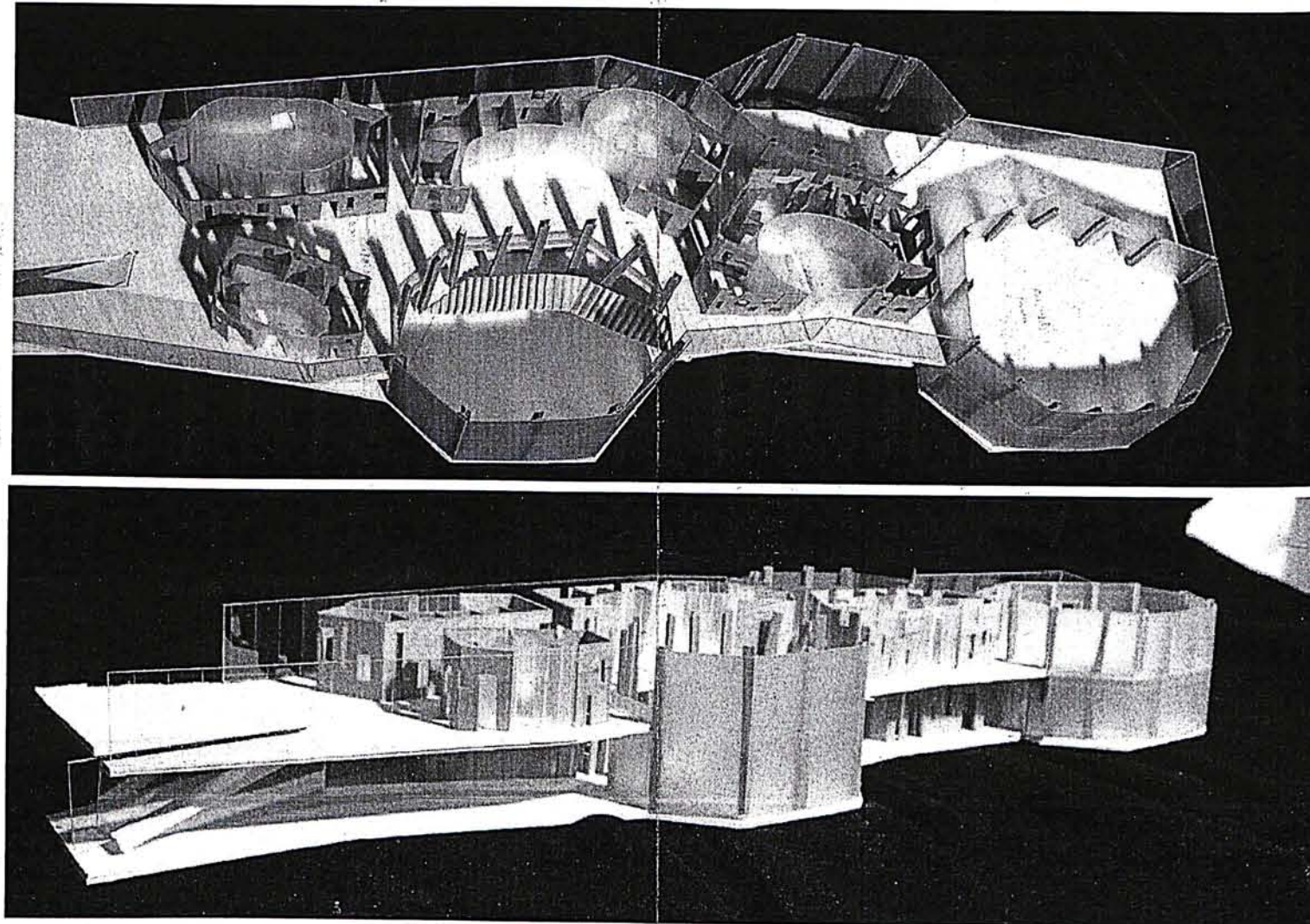
3. Permeable.



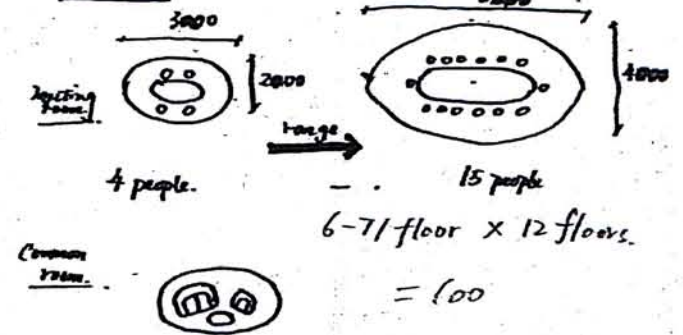
4. Porous wall.



Other programs - music rooms.  
Green space.



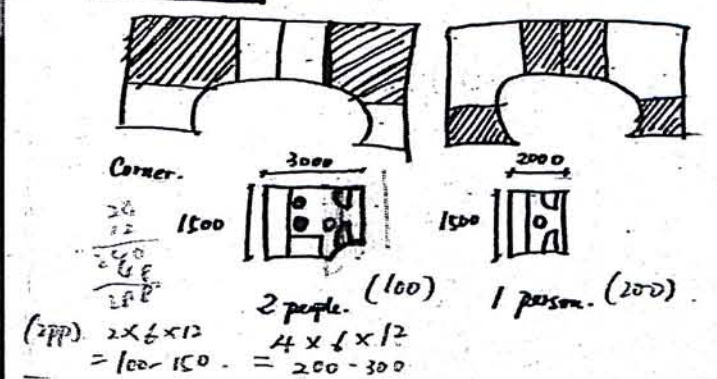
## 1. Bubble



Common room

Resource / AV room

## 2. Workstation



(2pp) 2x6x12  
= 100-150  
4x6x12  
= 200-300

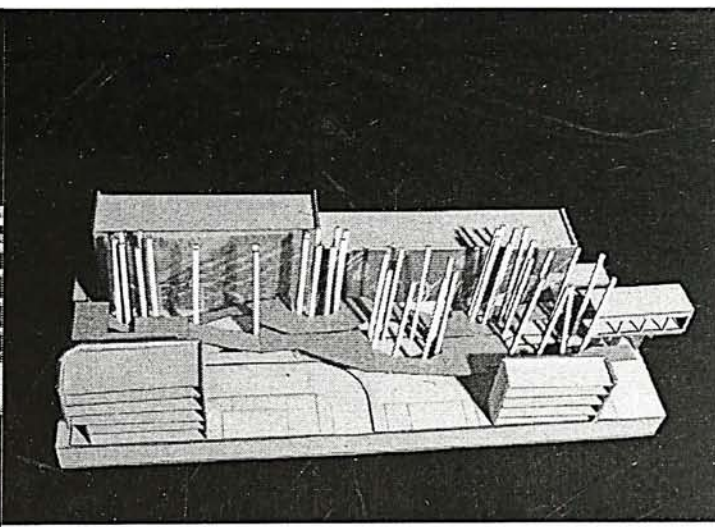
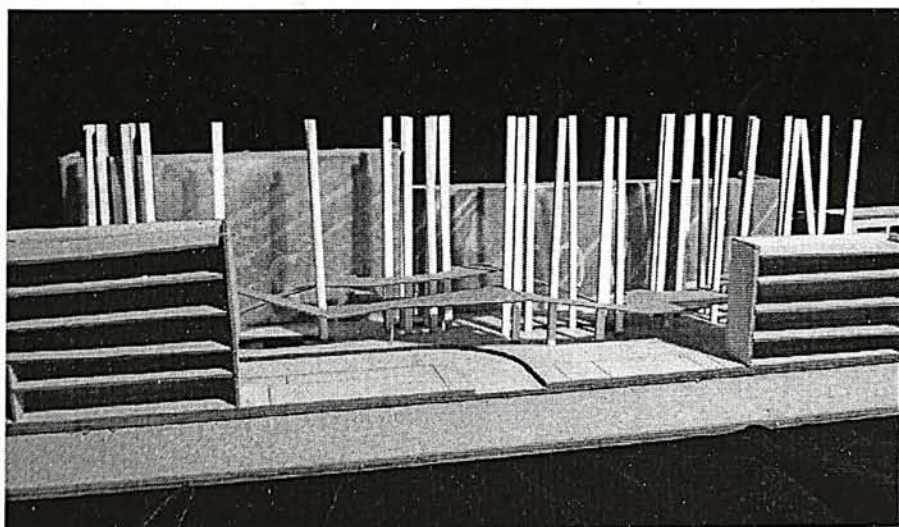
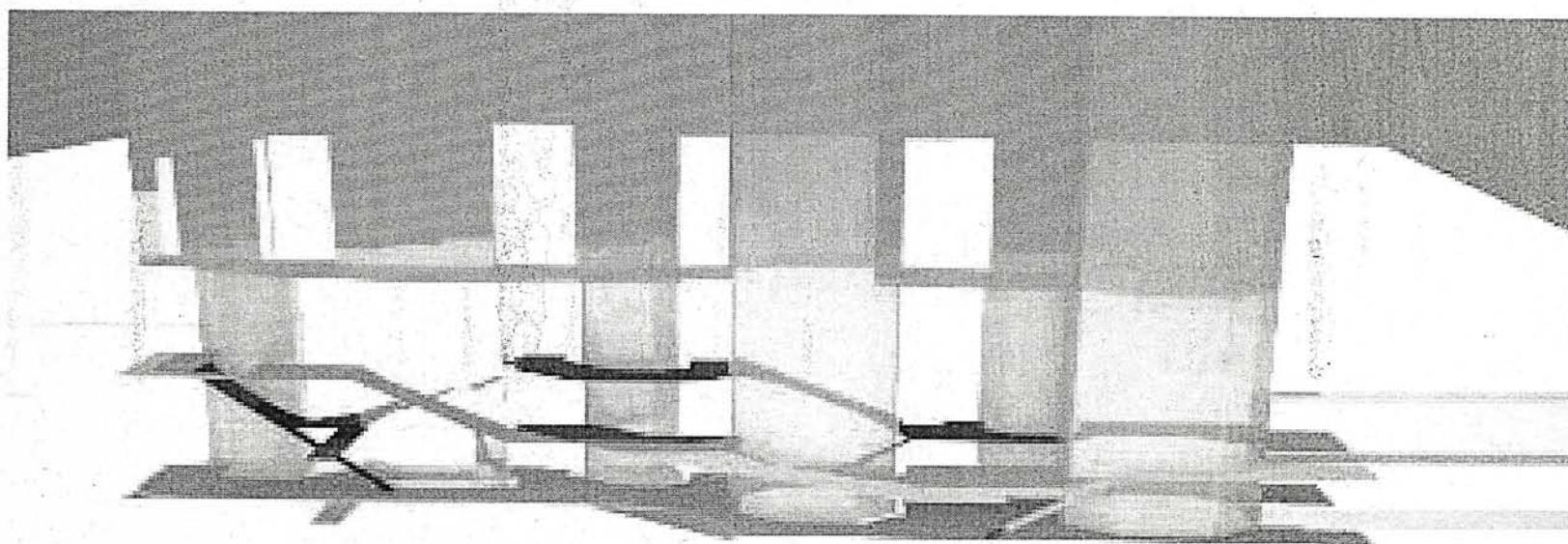




## Intermediate Level

Space

Mezzanine floor





Mezzanine Level

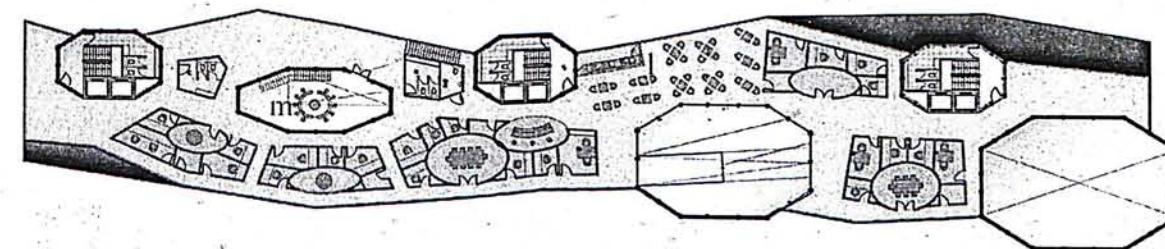




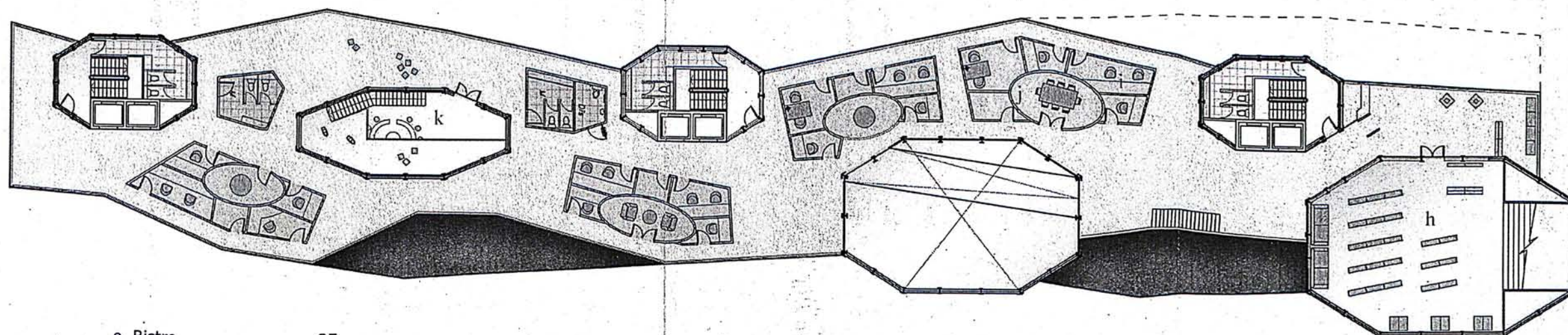
# Floor Plan

Layout

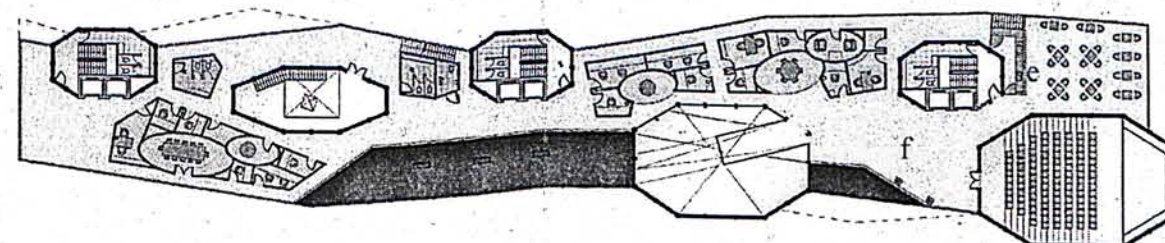
l. Cafe  
m. Day Care Centre  
4F .....



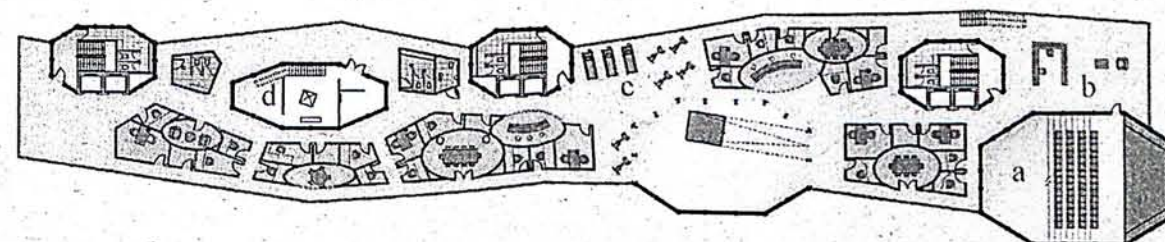
h. Library  
i. Individual workstation  
j. Meeting room  
k. Day care centre  
3F .....



e. Bistro  
f. Foyer  
g. Garden  
2F .....



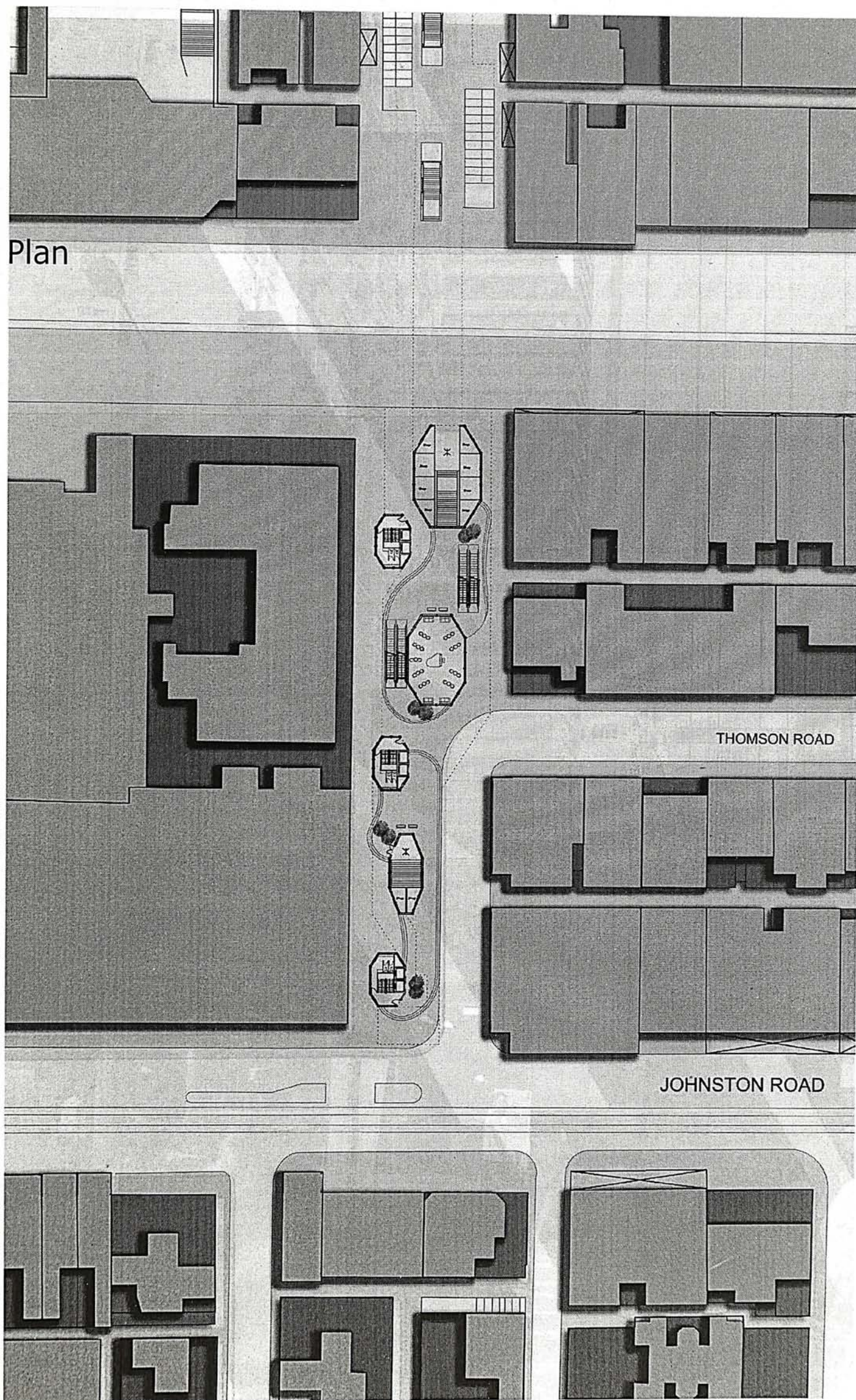
a. Theatre  
b. Reception  
c. Fitness centre  
d. Exhibition  
1F .....





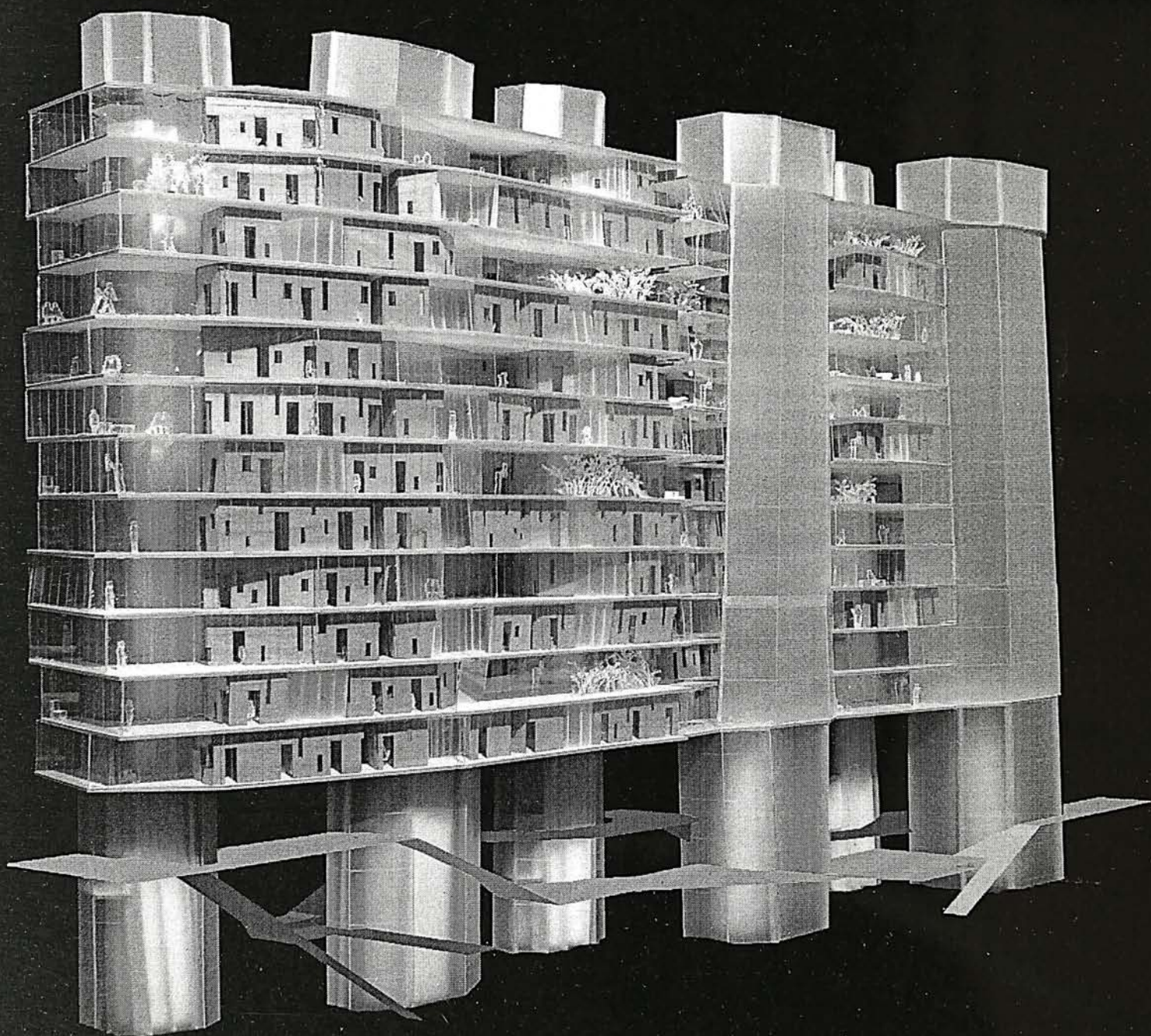
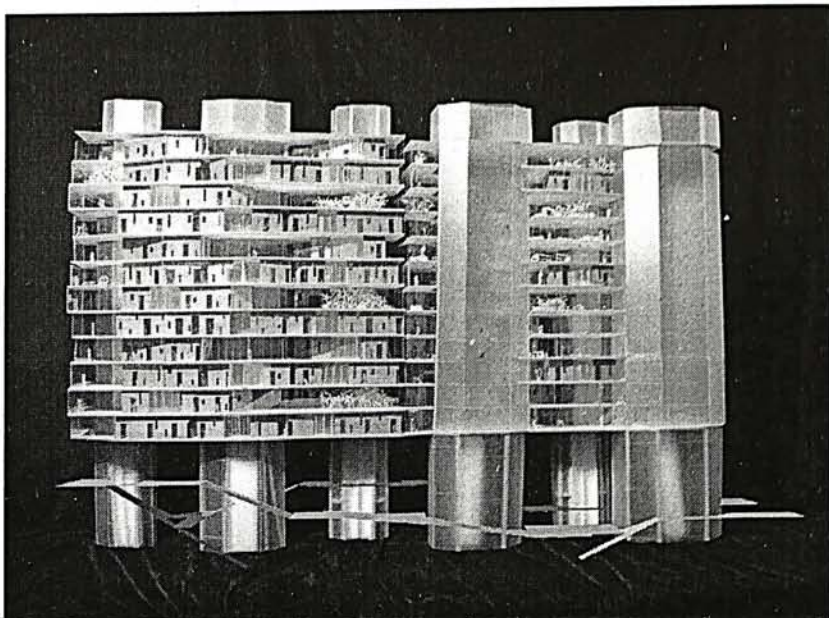


# Site Plan





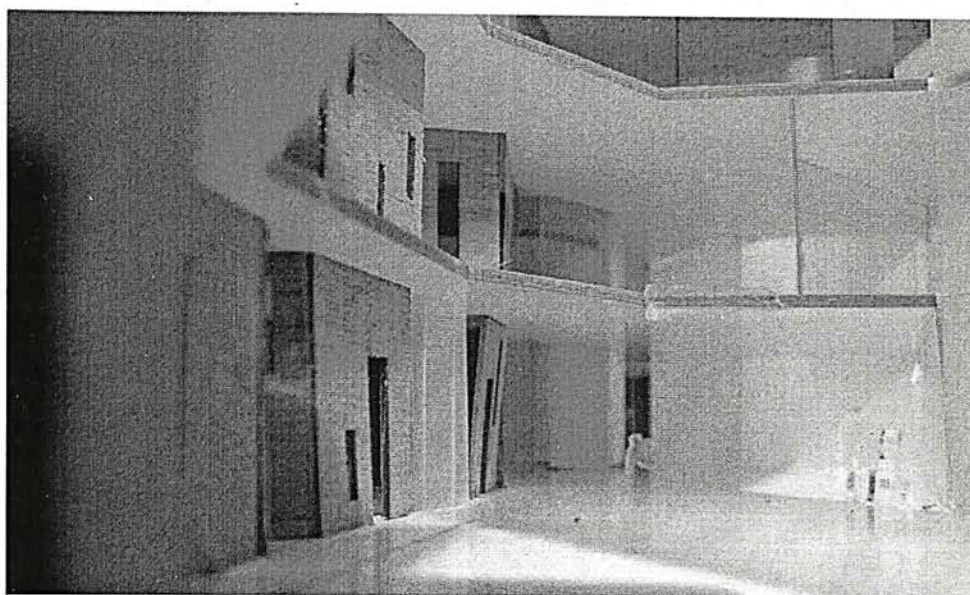
1:100 building model





# Atrium

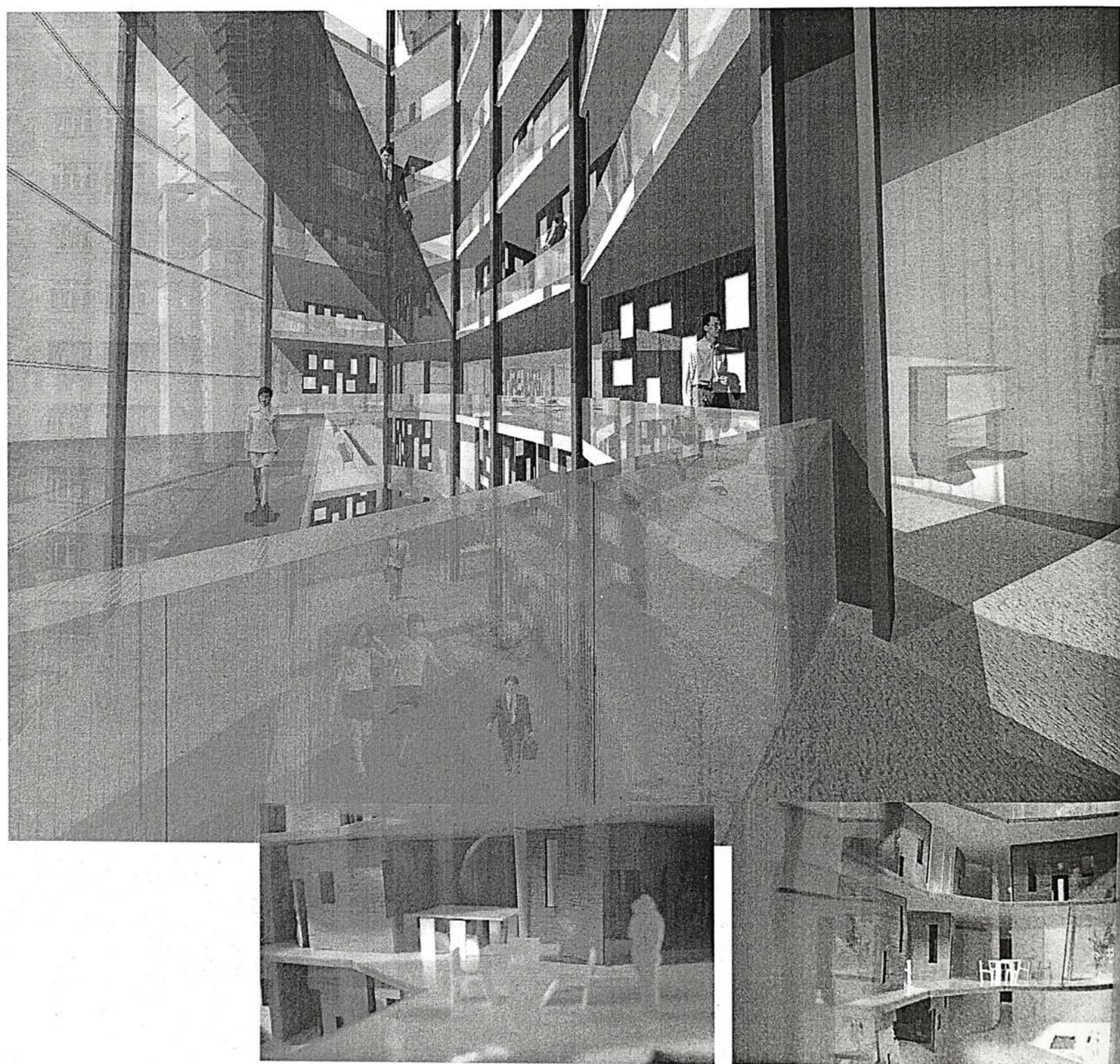
## Views





## Corridor looking to the atrium

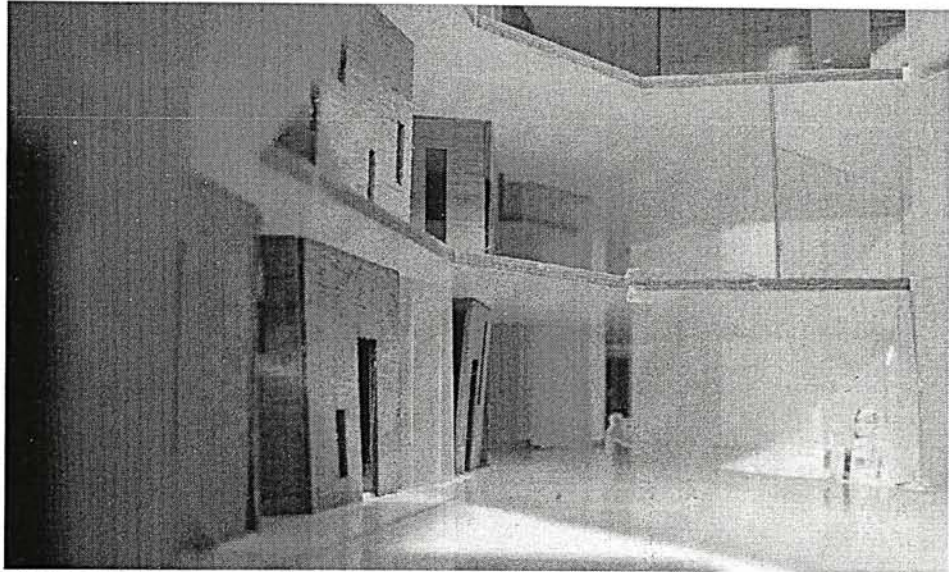
Views





## Atrium

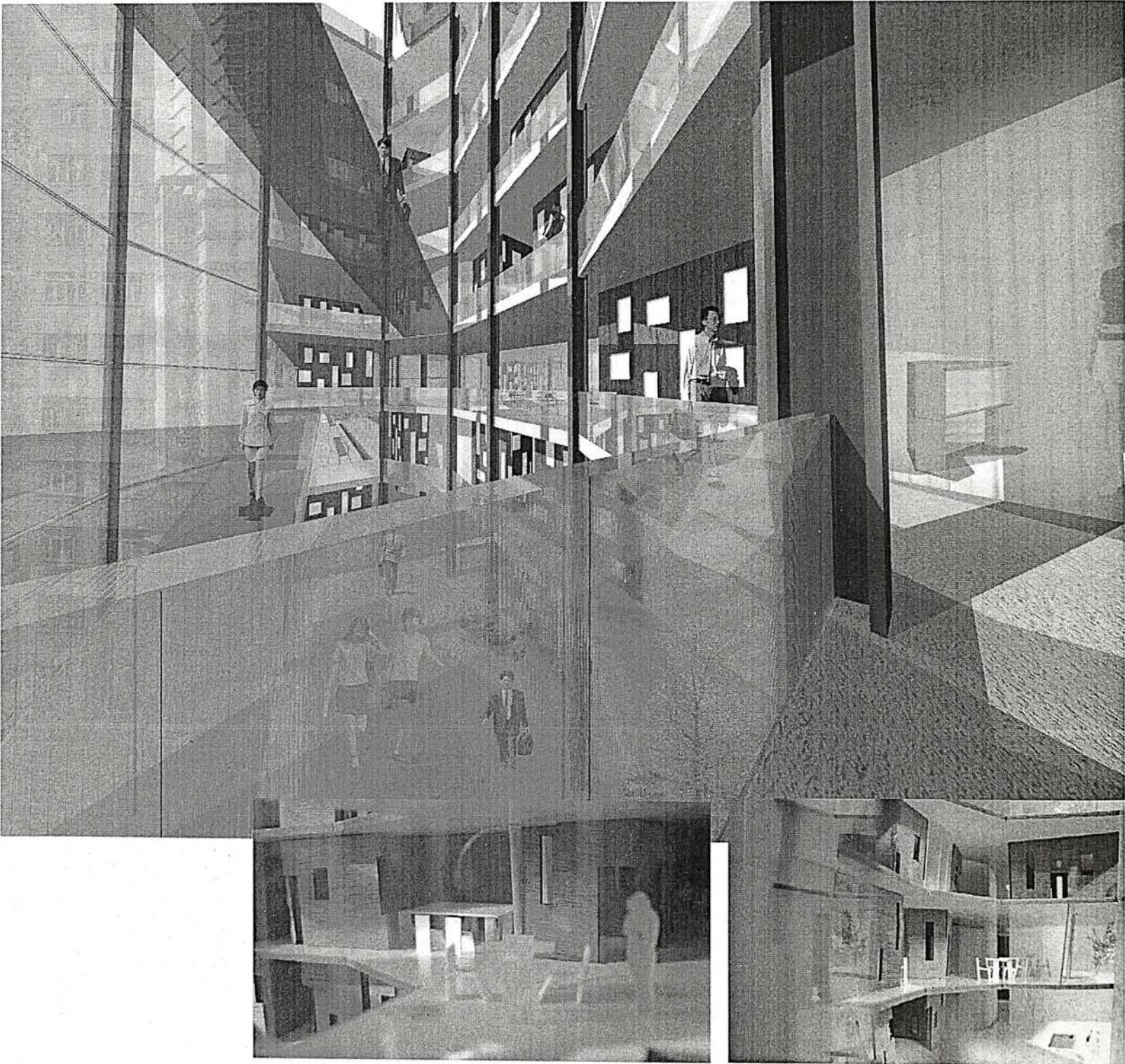
## Views





Corridor looking to the atrium

Views

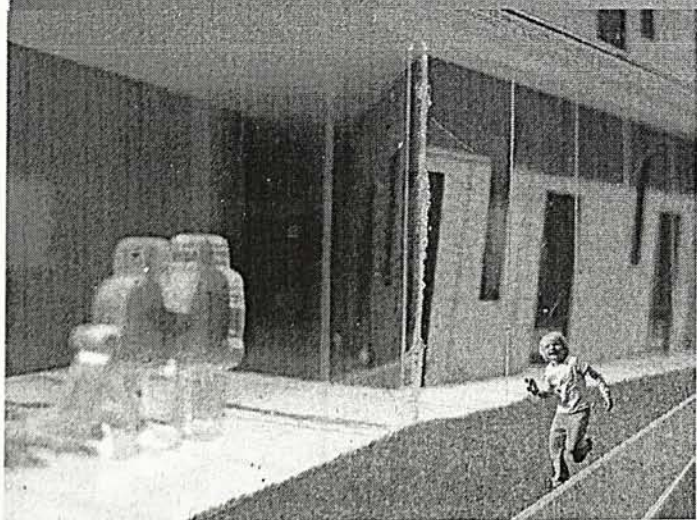
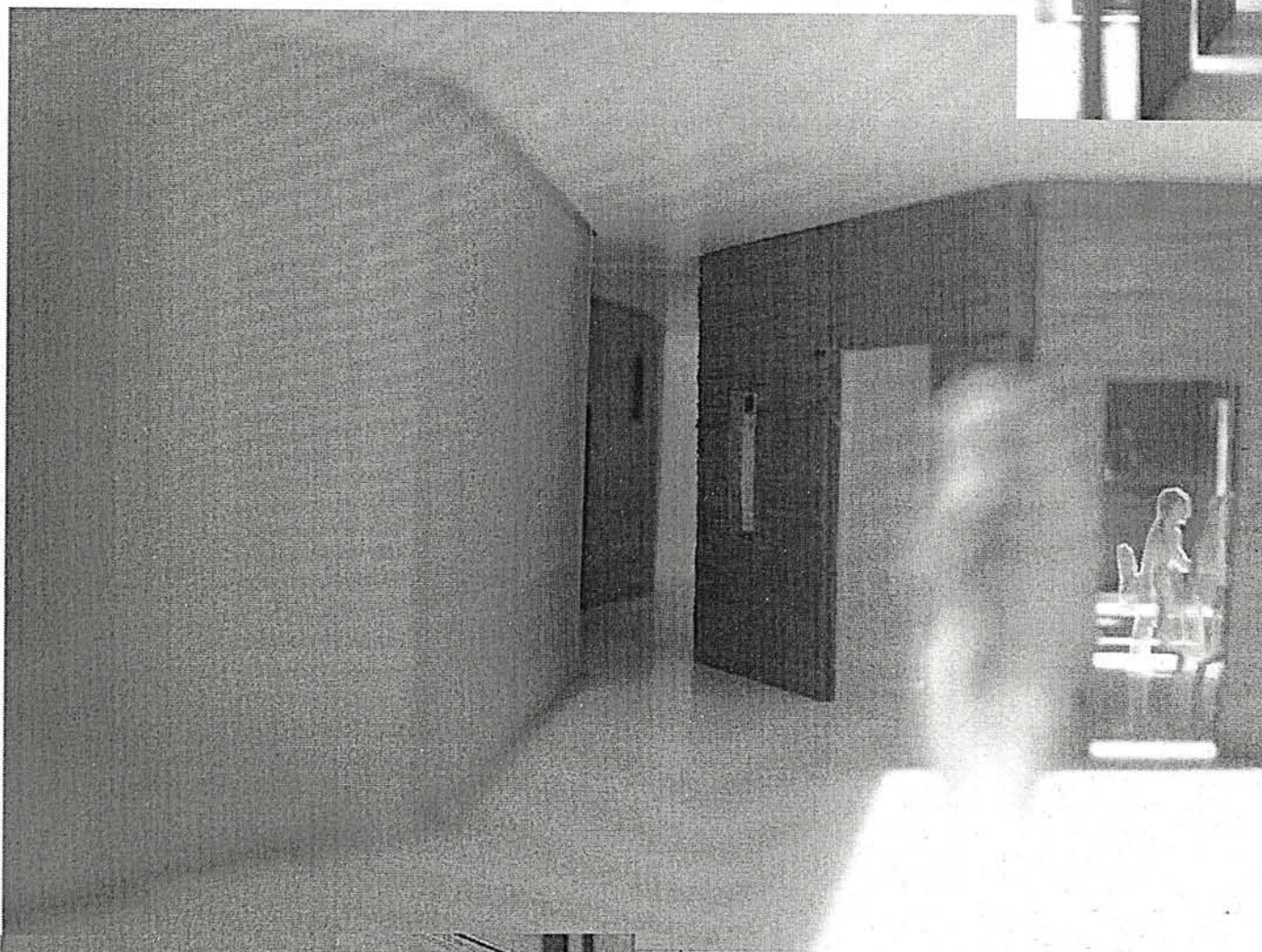
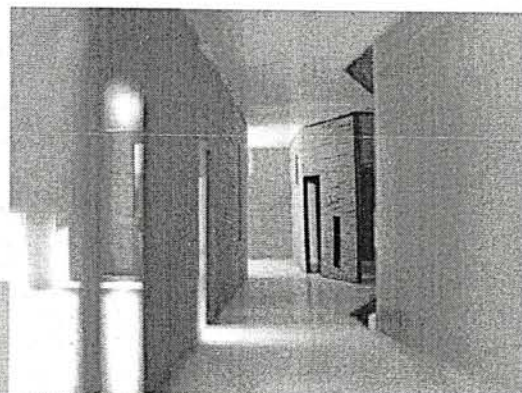




## Working area

Views

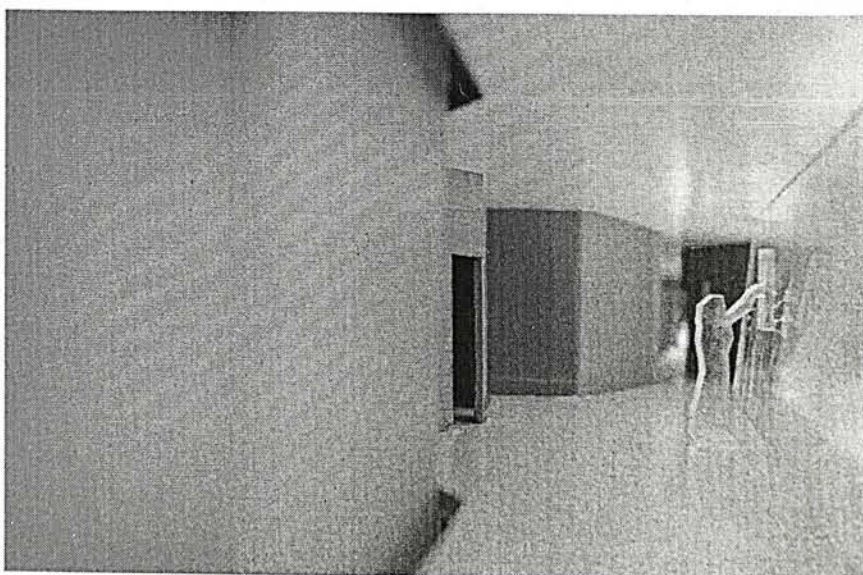
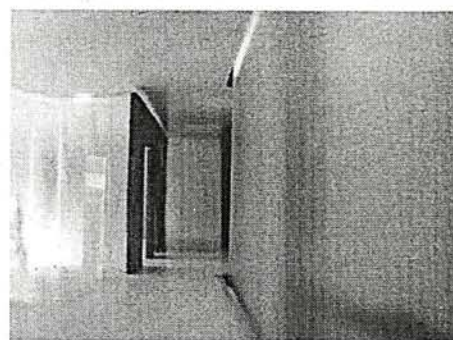
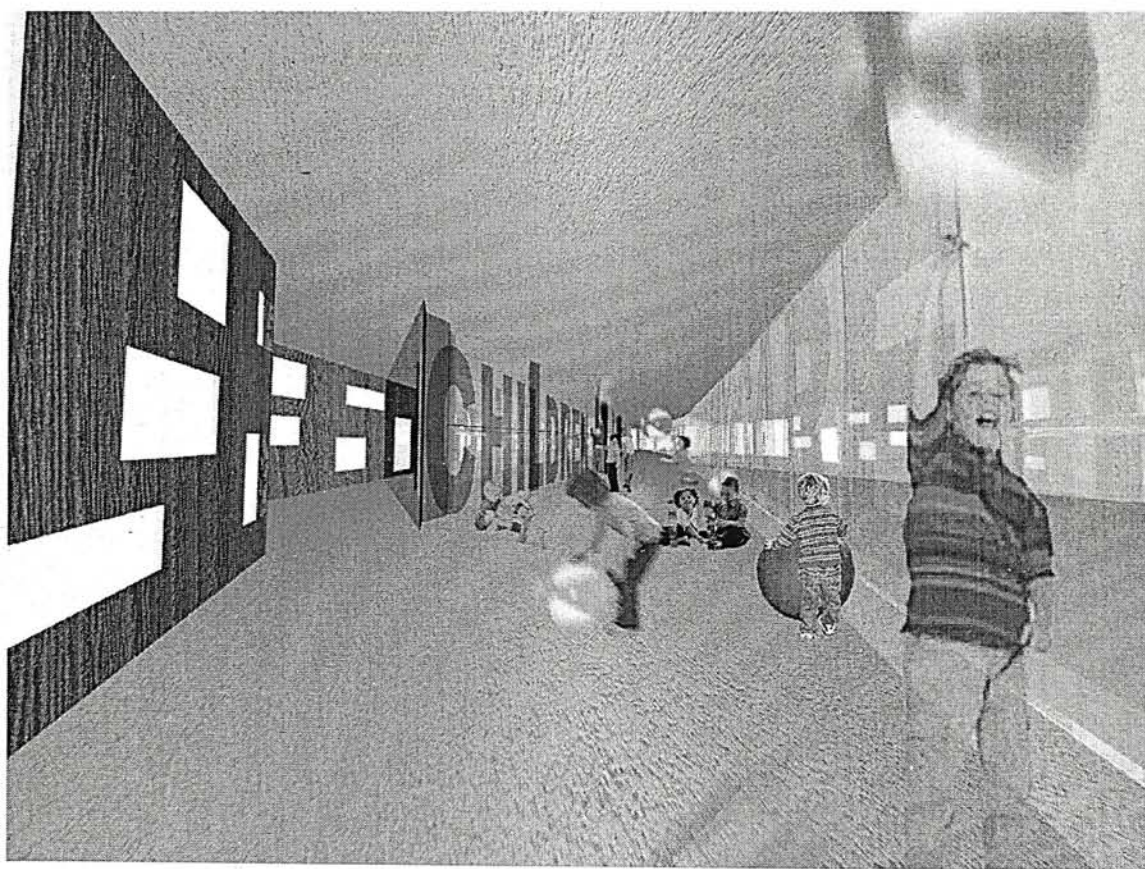
Individual workstation and garden





## Day care centre

Views





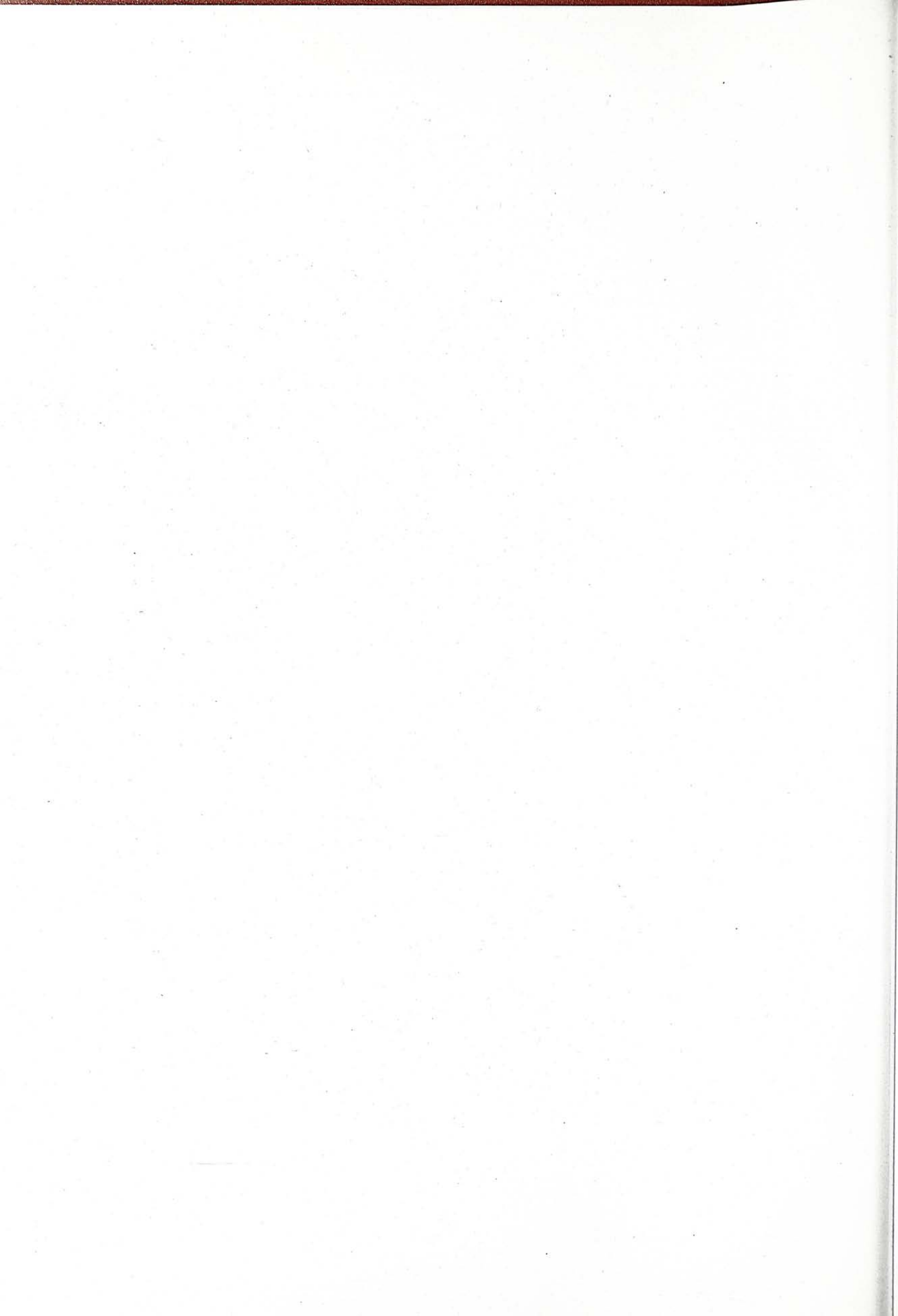
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- 21 **Arthur Hacker's Wanchai**, *Arthur Hacker*, Hong Kong : Odyssey, c1997











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